



Community Development Department
Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

STAFF REPORT

STAFF REPORT DATE: November 7, 2018

HEARING DATE: November 14, 2018

TO: Planning Commission

FROM: Elena Sasin, Associate Planner

PROPOSAL: **The Vineyard at Cooper Mountain PUD** (ZMA2018-0005 / CU2018-0014 / LD2018-0025 / LD2018-0026 / PLA2018-0002 / SDM2018-0004 / TP2018-0007)

LOCATION: 17520 SW Horse Tale Drive
Tax Lots 1600, 1605 and a portion of 1900 on Washington County Tax Assessor's Map 1S131

ZONING: Washington County Interim Zone AF-20 & EFU

NEIGHBORHOOD: Neighbors Southwest

SUMMARY: The applicant, Metropolitan Land Group, requests approval of the following land use applications for the Vineyard at Cooper Mountain PUD development. A Zoning Map Amendment to apply city zoning to the subject site in accordance with the Land Use designations and the South Cooper Mountain Community Plan. A Conditional Use-Planned Unit Development for an approximately 297 unit residential development within the South Cooper Mountain Community Plan area. Two Preliminary Subdivision applications, the first, a large lot subdivision to create 5 parcels to assist in the phasing of the project, and the second for phased development of 297 lots intended by the full development under the PUD. A Property Line Adjustment to adjust the boundary between two existing parcels to create a boundary between two development phases. A Sidewalk Design Modification to eliminate planter strips on select street segments. A Tree Plan Two application for the removal of trees to accommodate development.

APPLICANT: Metropolitan Land Group, LLC
17993 NW Evergreen Parkway, Suite 300
Beaverton, OR 97006

APPLICANT'S
REPRESENTATIVE: Pioneer Design Group, LLC
9020 SW Washington Square Road, Suite 170
Portland, OR 97223

PROPERTY OWNER: Dr. Robert J. Gross
20100 SW Leonardo Lane
Beaverton, OR 97007

STAFF RECOMMENDATION:

ZMA2018-0005 (The Vineyard at Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

CU2018-0014 (The Vineyard at Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

LD2018-0025 (The Vineyard at Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

LD2018-0026 (The Vineyard at Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

PLA2018-0002 (The Vineyard at Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

SDM2018-0004 (The Vineyard at Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

TP2018-0007 (The Vineyard at Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

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Project Overview

The applicant, Metropolitan Land Group, LLC, proposes to develop a 297 unit residential Planned Unit Development (PUD) within the South Cooper Mountain Community Planning (SCMCP) area. The project site is located south of SW Cooper Mountain Lane, west of SW 175th Avenue and north of a Tualatin Hills Parks and Recreation District (THPRD) property (Tax Lot 202). The applicant is also proposing a stormwater facility on the THPRD property to serve a portion of the PUD. The subject site comprises of approximately of 54.28 acres in size and is shown on the map exhibits prepared by the applicant and city staff.

The proposed project is divided into 10 phases of development. The proposal includes seven large lots, as an interim development condition, allowing for phased development. A phasing plan map is provided as Exhibit 1.7 to this report. The applicant proposes 228 single-family detached lots and 69 single-family attached lots. Additionally the applicant proposes a series of tracts for the purpose of stormwater, natural resource preservation, trails, open space and access.

In order to facilitate the phased development of the property the applicant has applied for a Property Line Adjustment application, to modify the property line between Tax Lots 1600 and 1605. The adjusted property line will delineate the two primary phases on the subject site and will allow Tax Lot 1600 to remain an active vineyard until such time as the owners or applicant area ready to develop the area. The applicant also proposes two land division applications. The first land division would divide the modified Tax Lot 1605 into 6 large lots, to be viewed as an interim condition, which would facilitate the development of the final PUD with the second land division application, as reviewed herein. The applicant is proposing 6 new lots so that no newly created lot has more than one zoning district, per the development code requirements, and to facilitate phased purchase and development of the subject site. The applicant will be required to provide easements to the City with the recording of the large lot subdivision plat which would provide for the extension of utilities and access to each of the lots, as well as over the neighborhood routes and collector streets within the development to ensure the orderly extension of critical facilities within the SCMCP area.

Land Use Application Summary

The Planning Commission will conduct a hearing for concurrent consideration of seven land use applications identified for The Vineyard at Cooper Mountain PUD. These land use applications are summarized below.

Conditional Use – Planned Unit Development application (CU2018-0014) is requested for a 297 unit, phased residential development within the South Cooper Mountain Community Plan area that is greater than 10 acres in size.

Zoning Map Amendment application (ZMA2018-0005) is requested to apply Beaverton residential zones of R-2, R-4, R-5 and R-7. The subject properties are currently zoned Washington County AF-20 and EFU which are agricultural zones applicable to rural areas. Proposed City zones are intended to implement respective Land Use designations of the Comprehensive Plan and would also align with proposed streets and property lines identified as part of the development plan. City Land Use designations have been applied to the subject site with the previously approved

CPA2018-0001 (Fox Hollow/Vineyard South Cooper Mountain Comprehensive Plan Amendment).

Property Line Adjustment application (PLA2018-0002) is requested to modify an existing property line between tax lot 1600 and tax lot 1605 to create a boundary between the two primary development phases, and to allow tax lot 1600 to remain in agricultural use until ready to develop.

Preliminary Subdivision (Large Lot) application (LD2018-0025) is requested, as described above to create a 6 lot land division to facilitate phased purchase and development of the southern portion of the subject site. This is intended to be an interim condition with the final subdivision layout as identified in LD2018-0026.

Preliminary Subdivision (Small Lot) application (LD2018-0026) is requested to create 297 legal lots of record and a series of tracts. This subdivision recognizes the final build out of the full PUD development.

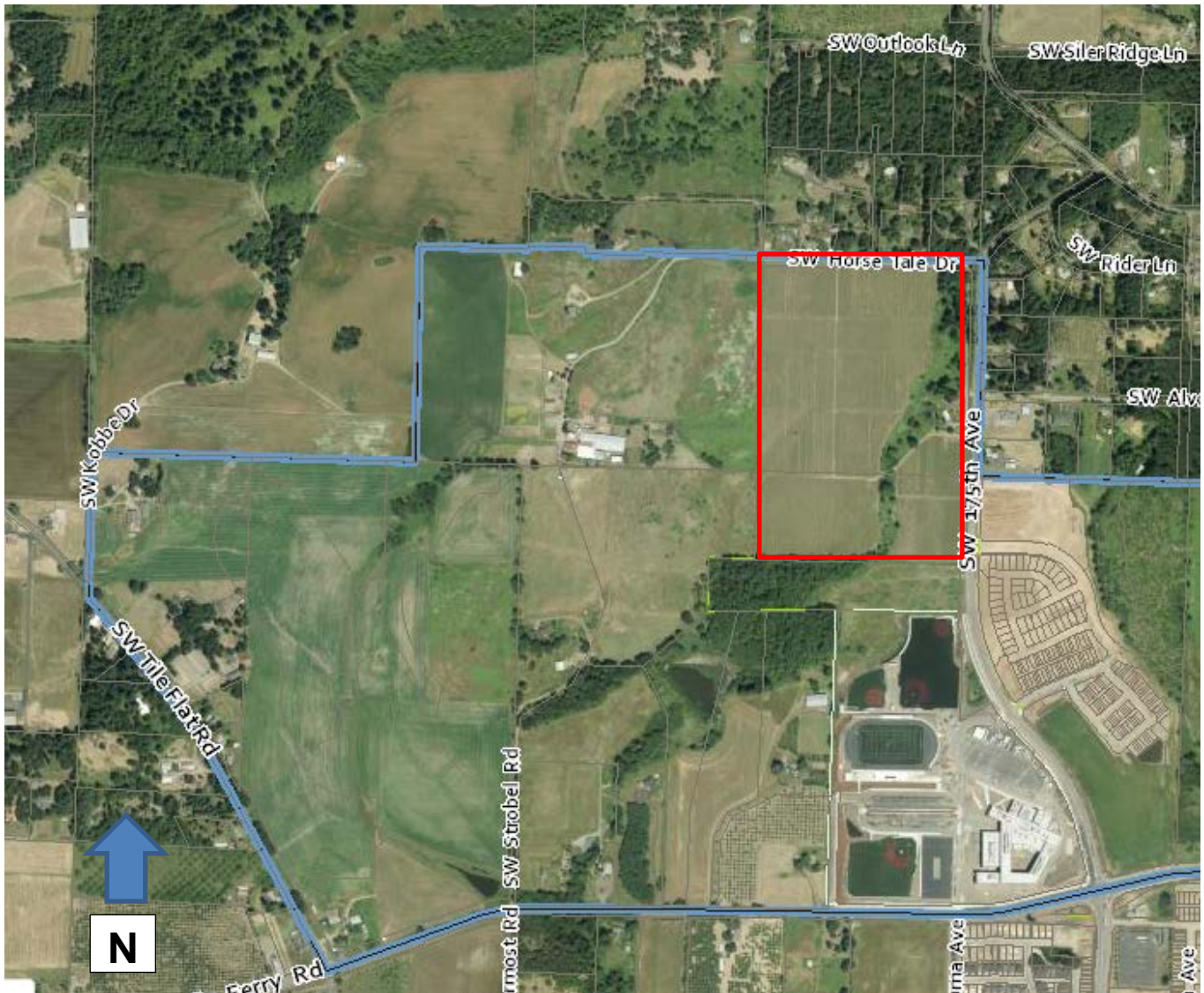
Sidewalk Design Modification application (SDM2018-0004) is being requested to allow for the deviation from the standard city sidewalk design in some areas on the subject site due to various physical hardships.

Tree Plan Two (TP2018-0007) approval is requested for removing trees where development is proposed. Some of these trees meet the Development Code definition of a “Community Tree” as identified in Chapter 90. Other trees identified for removal are located within a portion of the project site shown to contain a Significant Natural Resource Area (SNRA) as discussed further in this report.

Background – South Cooper Mountain Community Plan

The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and was adopted in December 2014. The SCMCP identifies various policies intended to guide future development of this area which is comprised of 544 acres of rural land that was added to the Urban Growth Boundary (UGB) in 2011. The SCMCP emphasizes development to be designed as safe, convenient, active and healthful with a variety of housing types, recreational spaces, and pedestrian and vehicular circulation.

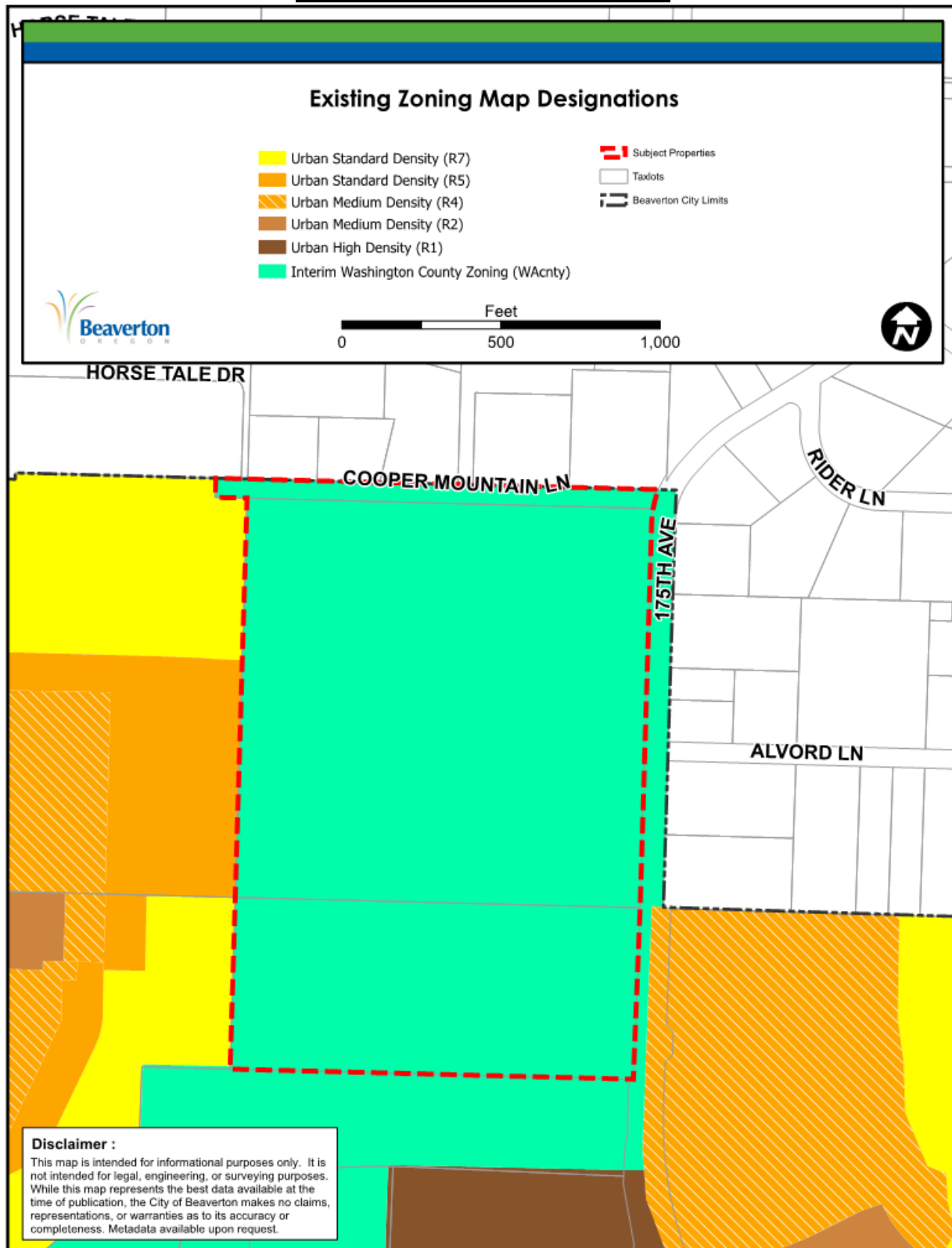
Aerial and Vicinity Map



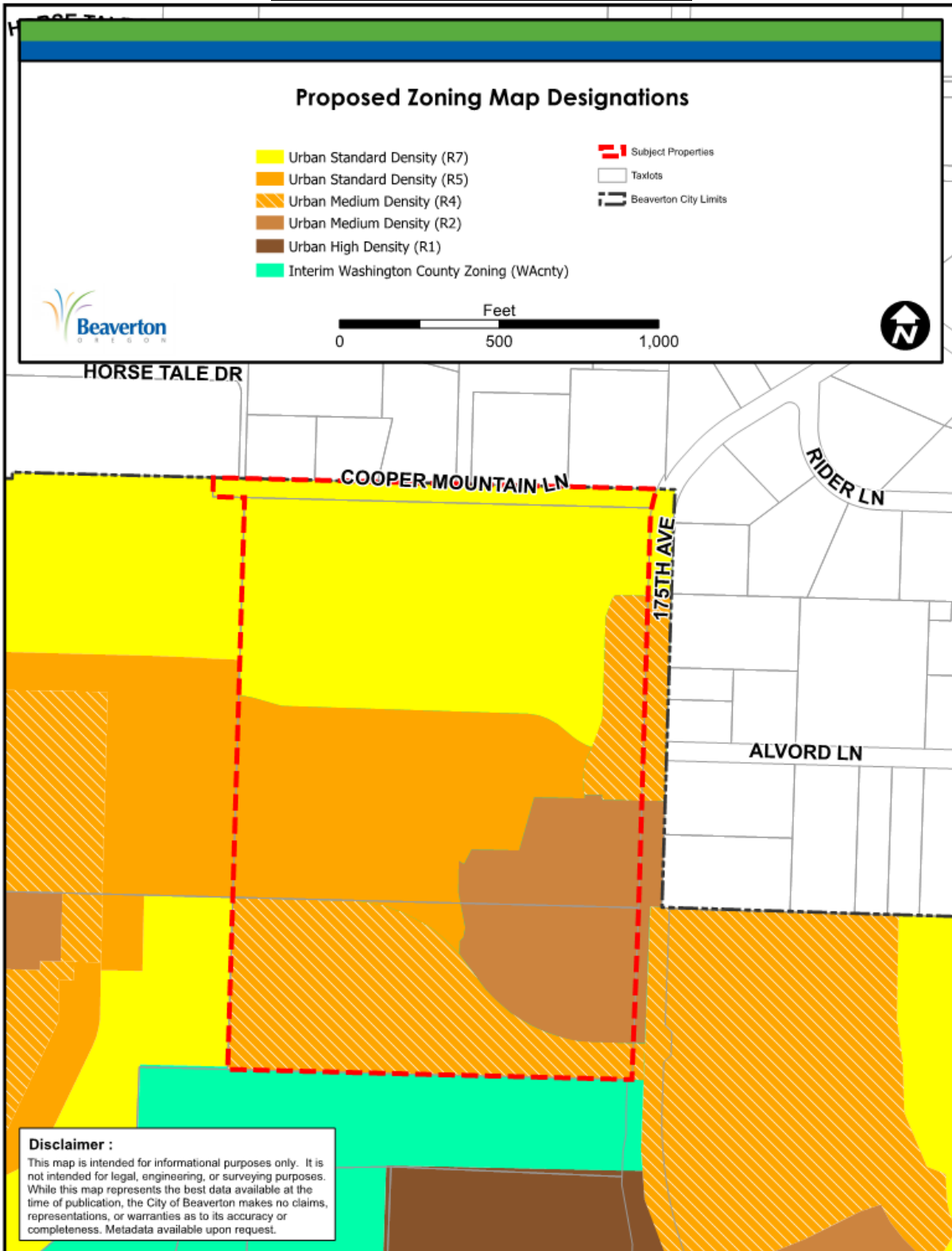
The Vineyard at Cooper Mountain

ZMA2018-0005 / CU2018-0014 / LD2018-0025 / LD2018-0026 /
PLA2018-0002 / SDM2018-0004 / TP2018-0007

Existing Beaverton Zoning Map

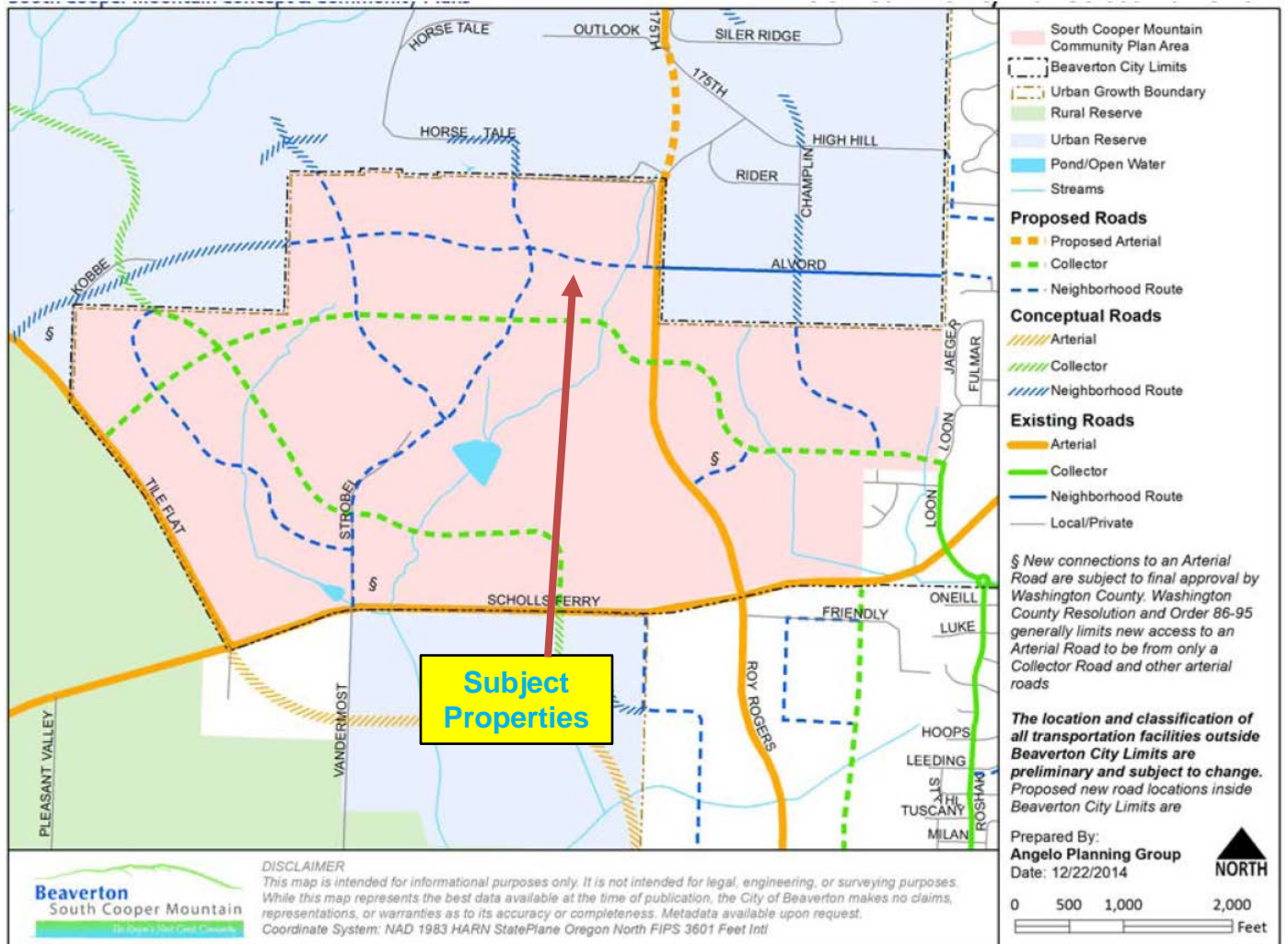


Proposed Zoning Map Amendment



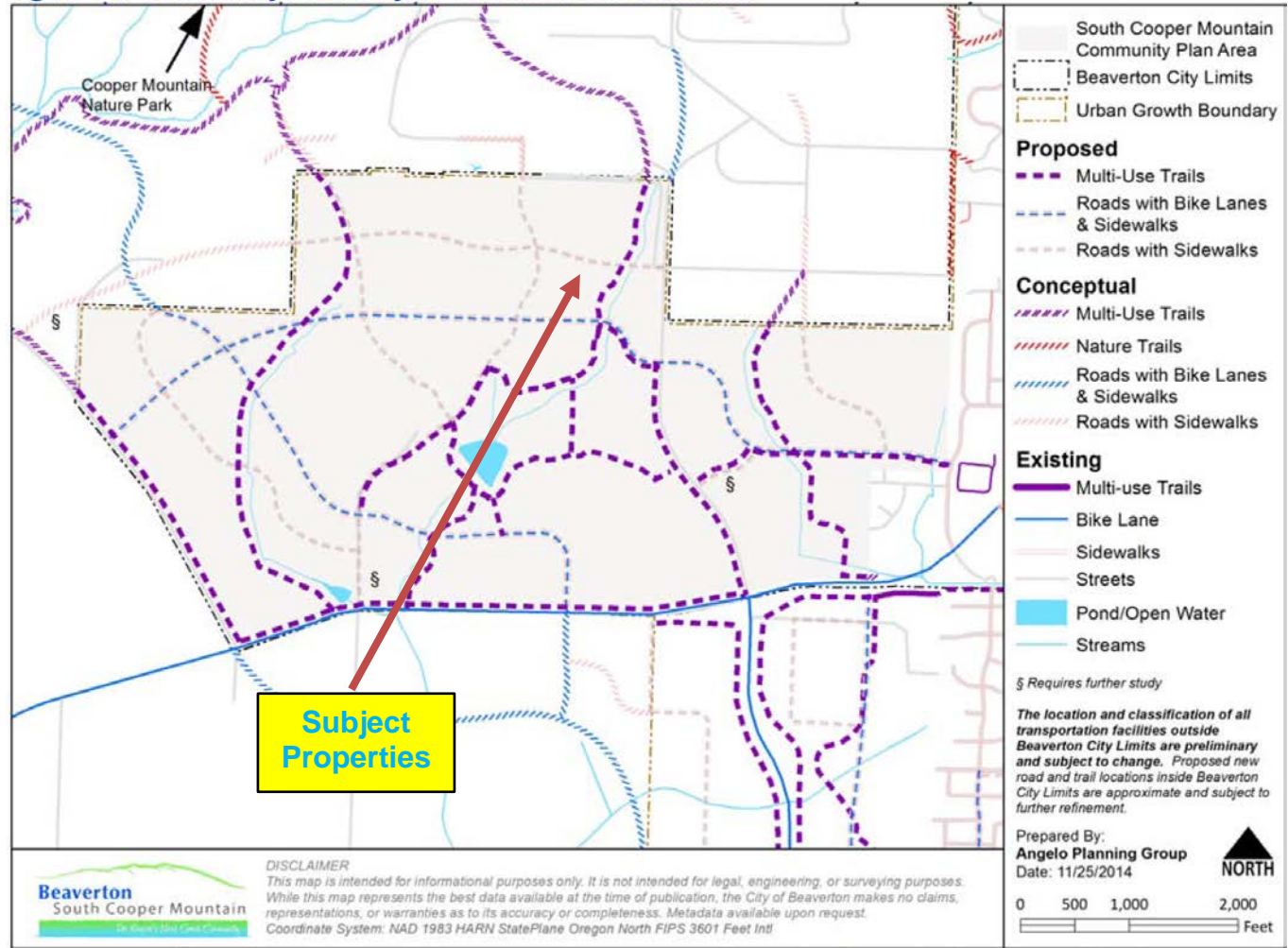
South Cooper Mountain Street Framework Map – Figure 10

Figure 10: Community Plan Street Framework

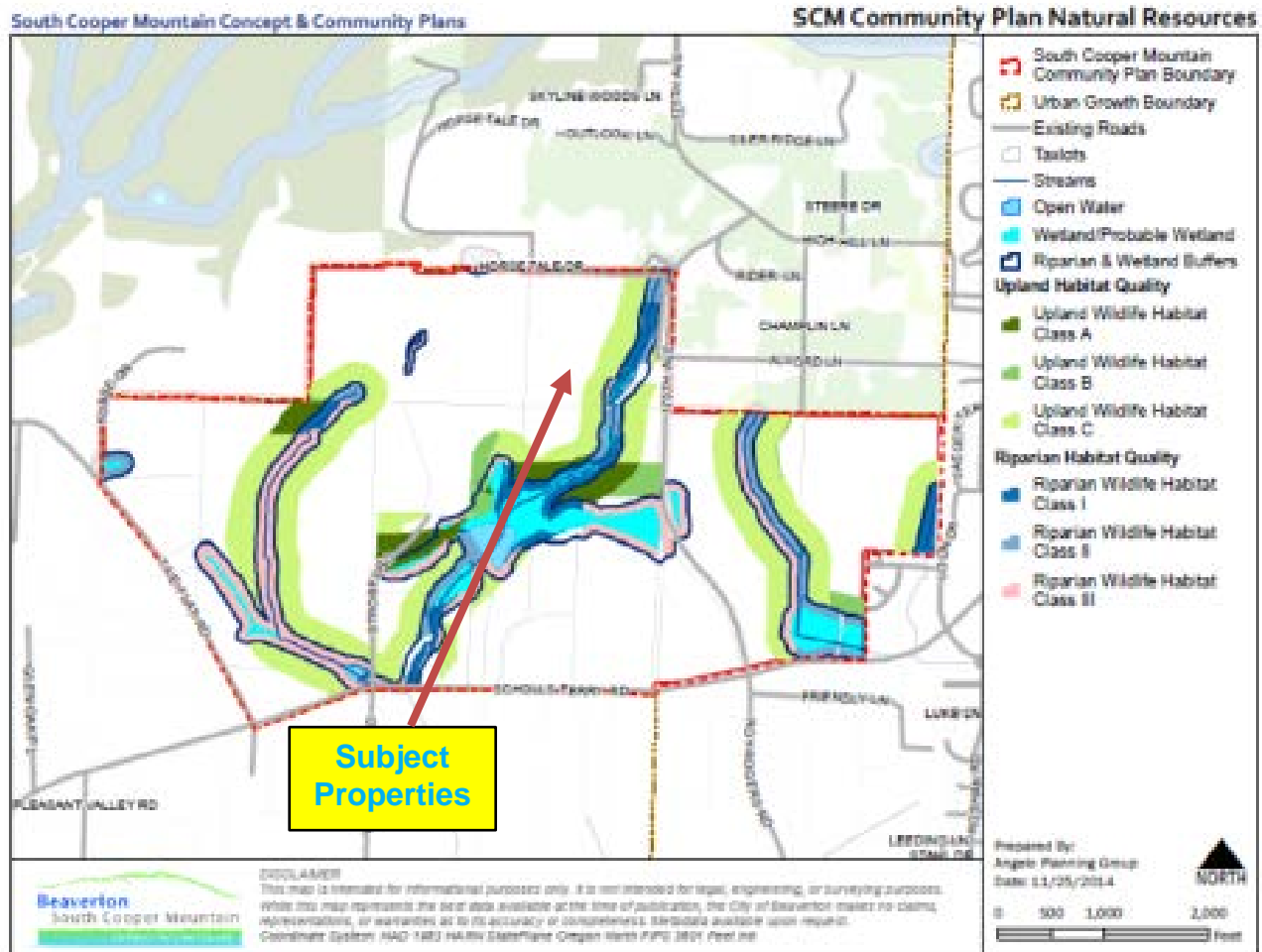


South Cooper Mountain Bicycle & Pedestrian Framework Map – Figure 11

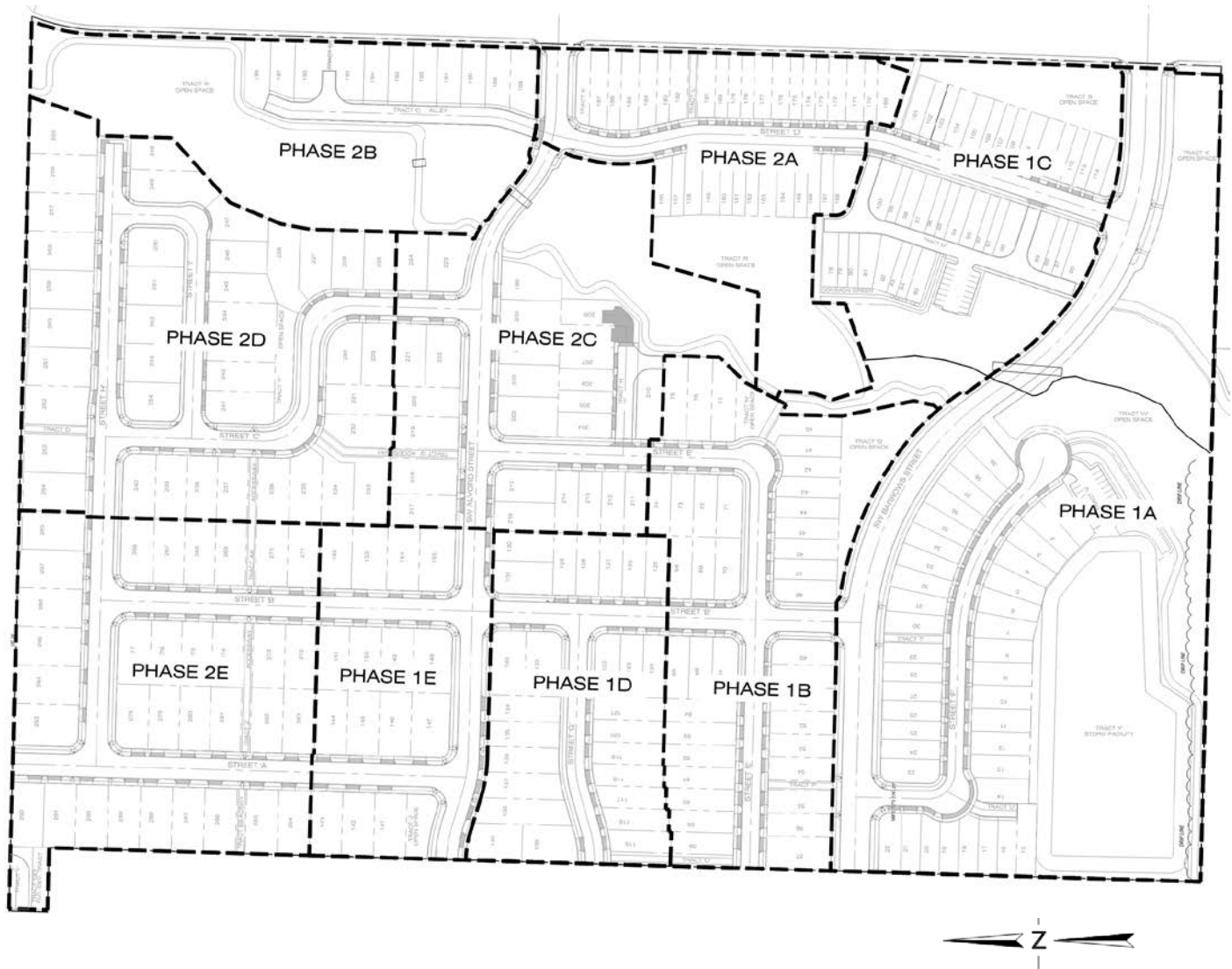
Figure 11: Community Plan Bicycle & Pedestrian Framework



South Cooper Mountain Natural Resources Map – Figure 12



Development Site Plan and Phasing Plan



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written * Decision Date	365-Day
ZMA2018-0005	June 13, 2018	August 24, 2018	January 16, 2019	August 28, 2019
CU2018-0014	June 13, 2018	August 24, 2018	January 16, 2019	August 28, 2019
LD2018-0025	June 13, 2018	August 24, 2018	January 16, 2019	August 28, 2019
LD2018-0025	June 13, 2018	August 24, 2018	January 16, 2019	August 28, 2019
PLA2018-0002	June 13, 2018	August 24, 2018	January 16, 2019	August 28, 2019
SDM2018-0004	June 13, 2018	August 24, 2018	January 16, 2019	August 28, 2019
TP2018-0007	June 13, 2018	August 24, 2018	January 16, 2019	August 28, 2019

Existing Conditions Table

Zoning	Existing zone: Washington County Interim Zoning (AF-20 and EFU) Proposed zoning within the South Cooper Mountain Community Plan includes Urban Medium Density Residential (R2 and R4) and Urban Standard Density Residential (R5 and R7).	
Current Development	The site is currently rural residential / farm land (a vineyard).	
Site Size	Approximately 54.28	
Neighborhood Association	Neighbors Southwest	
Surrounding Uses	<u>Zoning:</u> North: Washington County – AF-5 South: WAcnty Interim and R1 East: Washington County – RR-5 and R4 West: R7, R5 – Fox Hollow and Scholls Valley Heights PUDs.	<u>Uses:</u> North: Rural Residential South: WAcnty Interim and R1 – Mountainside High School East: Rural Residential and Medium Density Residential West: Standard Density Residential (Fox Hollow PUD Scholls Valley Heights PUD)

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
The Vineyard at Cooper Mountain PUD
CU2018-0014 / LD2018-0025 / LD2018-0026 / PLA2018-0002 /
SDM2018-0004 / TP2018-0007 / ZMA2018-0005**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Conditional Use and both Land Division applications as submitted.**
- A. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

Final PUD/Subdivision

Public Water

The water service provider for the subject site is the City of Beaverton. The site is divided into two pressure zones, 550 and 675. The current low pressure waterline (pressure zone 550) is stubbed south of the subject site, near Mountainside High School, while the current high pressure waterline (pressure zone 675) is approximately one half mile east of the site. The extension of the 550 water main in SW 175th is currently underway and is planned to reach the subject site for direct connection in the SW Barrows Road and SW 175th Avenue intersection. Additionally, a tri-party waterline agreement extended the 675 waterline from SW Siskin Terrace-Alvord Lane to SW 175th Avenue in October of 2018. The applicant, Metropolitan Land Group is a party to the waterline agreement with West Hills and the City of Beaverton and water from this line may be made available for the subject development.

Water for the lower portion of the site will be connected to the 12-inch water main (pressure zone 550) within SW Barrows Road, as required by development to the west and/or southwest of the subject site, via 8-inch mains throughout the site. The applicant has provided materials demonstrating how the subject site will be able to connect to the new anticipated waterline within SW 175th Avenue. Additionally, adjacent developments to the southwest, Scholls Valley Heights PUD (Scholls Valley Heights), and to the west, Fox Hollow at Cooper Mountain PUD (Fox Hollow), as well as Scholls Heights at South Cooper Mountain PUD, have received land use approvals which require the extension of a 16/24-inch public waterline (pressure zone 794) in the southern portion of the subject site within the Collector Street (SW Barrows Road), the applicant will also be required to construct this waterline for that portion of SW Barrows Road that is within their site, consistent with the water system master plan. This 794 pressure water line is not intended to initially feed the development, as the pressure is too high, but will serve the greater area in the future.

As the subject development site is adjacent to water mains currently under construction in SW 175th Avenue and is adjacent to development that has received land use entitlements, which requires the extension of public water service to the site, staff finds that the applicant can reasonably expect that public water service will be made available to the site. However, should the public water facilities not be completed at the time of site development permit issuance or recording of any plat for the site, the applicant shall provide all necessary off-site easements which would make construction of critical facilities, including roads, water, sewer and storm available to the subject site. The reasonable expectation of provision of water service coupled with the condition to provide any necessary off-site critical facility easements prior to site development and/or final plat for the large lot subdivision are sufficient to show water service to serve the site.

Public Sanitary Sewer

Sanitary sewer service will be provided by the City of Beaverton. Clean Water Services the regional sanitary sewer provider has issued a Service Provider Letter for the entirety of the South Cooper Mountain Community Plan (SCMCP) area, the applicant is in compliance with the SCMCP sanitary sewer masterplan and therefore in compliance with the CWS sanitary sewer SPL. Sanitary sewer connections may be brought to the site with development to the south and west (Scholls Valley Heights, The Ridge at South Cooper Mountain and Fox Hollow), or through the east, as part of the waterline extension in SW 175th Avenue, a Washington County Capital Improvement Project. From the southwest, the public sanitary sewer is to be located within SW Strobel Road with the development of The Ridge at South Cooper Mountain PUD (The Ridge), and extending north to SW Barrows Road through the approved Scholls Valley Heights and adjacent Fox Hollow development. Public easements within the Scholls Valley Heights and Ridge developments were required with approval to ensure access to utilities (including sanitary sewer) located within Scholls Valley Heights and The Ridge sites, would be made available to Fox Hollow, which was then required to extend the utilities to its boundaries. Internal to the site, sanitary sewer will flow southward, being collected and redirected by a series of laterals, manholes, and 8-inch sewer lines, through the THPRD property, before connecting with sewer lines located within SW Barrows Road. At that point, sanitary sewer will either be routed south, through Scholls Valley Heights, or east to SW 175th Avenue. The applicant will be required to stub the sanitary sewer services to the boundary of their

property to serve future adjacent developments. The applicant will also be required to provide all necessary off-site sanitary sewer easements prior to recording of any plat, including the large lot subdivision, or site development permit issuance to allow for the construction of the facilities should they not yet be completed by the adjacent development. The reasonable expectation of provision of sanitary sewer service coupled with the condition to provide any necessary off-site critical facility easements prior to site development are sufficient to show sanitary sewer service to serve the site.

Stormwater

The applicant states that storm drainage will be captured through a series of laterals, catch basins and pipes. The applicant proposes one on-site stormwater facility (Tract Y) located within the southwest corner of the site (portions of Fox Hollow will also drain to this facility) and the use of a second off-site facility located towards the southeast corner of the property, owned by Tualatin Hills Park and Recreation Department, who have provided their written consent of the proposal. The applicant explains that due to topographical constraints and basin delineation, the site was divided into two basins, allowing the stormwater within each basin to drain to the respective facility. These facilities will treat and detain the stormwater. A utility plan has been provided by the applicant that shows extension of stormwater lines throughout the development to serve all portions of the development. The applicant has provided a preliminary stormwater report which shows the system as designed should be sufficient to serve the development, full engineering review is completed at Site Development permit review. Staff finds that adequate capacity exists to serve the proposed development.

Transportation

The critical transportation system elements affected by the proposed development are the surrounding network of Arterial Streets, Collector Streets, and Neighborhood Routes, as well as the Local Streets within the development. To evaluate the effect on the transportation system from the estimated 2,572 daily vehicle trips generated by the proposed development, the applicant's traffic consultant, Kittelson & Associates, Inc., prepared a Traffic Impact Analysis (TIA) and a memo dated June 1, 2018.

The TIA analyzed the intersections of SW Scholls Ferry Road and SW 175th Avenue/SW Roy Rogers Road, SW Scholls Ferry Road and SW Strobel Road, SW Scholls Ferry Road and SW Tile Flat Road, as well as intersections of planned and approved streets within the subject development site and surrounding developments. Based on the analysis, the TIA memo provided several recommended mitigation measures. The TIA recommends that the applicant coordinate with the City of Beaverton and Washington County staff to determine the need of, and when to, install a traffic signal at SW 175th Avenue/SW Barrows Road intersection. The TIA memo also states that per prior traffic impact studies approved for River Terrace and South Cooper Mountain, Washington County should continue to monitor the SW Scholls Ferry Road/SW 175th Avenue/SW Roy Rogers Road intersection to determine if, and when, additional modifications are needed beyond those currently planned for construction when warranted, and that all streets supporting the proposed neighborhood be constructed to City of Beaverton standards and consistent with the South Cooper Mountain Plan, unless otherwise approved by the City Engineer. Lastly, the TIA memo recommended that all future landscaping, above-ground utilities, and site signage

should be located and maintained to ensure adequate sight-distance is provided at all site access points and internal intersections.

Therefore, as a Condition of Approval, the applicant shall submit engineering plans that show the required traffic mitigation measures and shall work with the City of Beaverton and Washington County to ensure that, if and when it is needed, a traffic signal is installed at the SW 175th Avenue/SW Barrows Road intersection. Additionally, the Facilities Review Committee (“the Committee”) recommends a condition of approval requiring that all landscaping and signage located at site access point and internal intersections in maintained to ensure adequate sight-distance.

The applicant’s submitted narrative explains that access to the site will be provided with the construction of SW Strobel Road (a Neighborhood Route) and SW Barrows Road (a collector street), approved as part of The Ridge at South Cooper Mountain PUD as well as the Scholls Valley Heights and Fox Hollow. Direct access to the site is also available from adjacent SW 175th Avenue.

The applicant also proposes to construct a grid of new Local Streets, built to City L1, L2 standards as well as some modified L3 streets. The applicant has requested to modify some Engineering Design Standards, specifically the maximum block length standards for six blocks, to allow for some larger blocks within the development, sight distance and a modification to a cul-de-sac radius for one street, SW Maiden Court.

With the earlier work that the City of Beaverton, Washington County, and the City of Tigard, together with the representatives of the development community, including the applicant, did in evaluating the SW 175th Avenue – SW Roy Roger Road corridor, the SW 175th Avenue / SW Kemmer Road intersection was determined to be insufficient to accommodate the expected traffic volumes. Therefore, the parties agreed to apply a proportional share of the estimated cost to improve the intersection to all new development in the South Cooper Mountain and River Terrace areas. The proportional share for The Vineyard development is \$32,550.

By complying with the associated conditions of approval, and by constructing the road improvements as proposed, the applicant will be able to ensure that the surrounding transportation system can accommodate the traffic expected to be generated by the proposed development.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R has reviewed the proposal and state that there are no comments at this time. TVF&R requirements will be verified at the time of Site Development Permit issuance.

Phase Specific Critical Facilities

The applicant has proposed two primary phases, delineated by an adjusted property line (PLA2018-0002) between lots 1605 (Phase 1) and 1600 (Phase 2). The purpose of the

proposed property line adjustment and corresponding phases, is to allow lot 1600 to continue to be farmed while development of Phase 1 is underway. The two primary phases are proposed to be further divided into five small “sub-phases” each, for a total of 10 phases. In order to provide options for the development of the site as market conditions shift over time, staff provides the following findings showing how each phase of development could, if desired, be developed independently of other phases. This approach provides the applicant with flexibility as development occurs and makes clear what infrastructure pieces must be constructed with each phase of development. Some pieces of infrastructure may be required to serve multiple phases of development, whichever phase requiring that infrastructure, is built first will be required to construct it. The applicant has provided a phasing plan on Sheet 11 which corresponds to the findings below. Phase 1A contains one of two necessary stormwater facilities for the proposed development. This phase, and the off-site stormwater facility, will be required to be constructed as soon as the stormwater facilities are needed by any phase of development. The dedication of easements for all streets and utilities will occur with the large lot subdivision of the site to facilitate phased development. Construction of internal streets, can be phased, under the condition that the easements are provided with the first land division final plat to allow later phases to be developed out of order.

Phase 1A

Phase 1A spans the width of the subject site, along the southern boundary. It includes Large Lots 1 and 2, which will contain small lots 1-39, a total of 39 detached single family lots within the proposed R4 zoning district. The phase also includes one of the stormwater facilities intended to serve the development and the adjacent Fox Hollow development. Phase 1A also includes the southernmost segment of the required multi-use trail which runs north to south throughout the site and connects to adjacent properties. The northern edge of the 1A phase also encompasses the entire stretch of SW Barrows Road on the site. Construction of SW Barrows Road and the on-site stormwater facility must be completed whenever Phase 1A is needed, either for stormwater or access provisions to serve the phased residential development. Additionally, because Phase 1A encompasses both basins, development within Phase 1A will necessitate the construction of the off-site stormwater facility, on the THPRD property.

Transportation

Depending on the transportation facilities available at the time of construction, the site may have access from the west, via SW Strobel and SW Barrows Road, with the development of sites to the west and south (The Ridge, Scholls Valley Heights and Fox Hollow) or, alternatively, access may be provided from abutting SW 175th Avenue, with the extensions of SW Barrows Road and/or SW Alvord Lane. Although the construction of SW Strobel Road and SW Barrows Road is required with The Ridge, Scholls Valley Heights, and Fox Hollow, the applicant will be required to bring the necessary street and infrastructure to The Vineyard site should they wish to commence development first and not use SW 175th Avenue for access. Internal to the phase boundary, all streets must be constructed to the phase boundary.

Utilities

Water service for Phase 1A is in the 550 water pressure zone and can be provided from

SW 175th Avenue or SW Barrows Road/SW Strobel Road, depending on the timing of adjacent construction. The applicant shall construct all waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided to the development phase from SW 175th Avenue or through adjacent developments, within SW Scholls Ferry Road, by way of SW Strobel Road with construction of The Ridge, Scholls Valley Heights and Fox Hollow. Sanitary sewer will also be provided to serve each lot and stub to adjacent phases and developments. Development of Phase 1A will necessitate the construction of the onsite stormwater facility, located within proposed Tract Y and the off-site stormwater facility located on the THPRD property.

Open Space

Phase 1A requires approximately 13,147 square feet of active open space, including portions of the Community Multi-Use trail, and 39,442 square feet of passive open space as the proportional share of the total required active and passive open space. The total development requires 300,365 square feet of passive open space and 100,122 square feet of active open space. The applicant has proposed 194,284 square feet of passive open space and 51,889 square feet of active open space within Phase 1A, more than is required for the phase. The excess open space in this phase may be used to meet any deficiency on other proposed phases, if developed concurrent or after Phase 1A.

Phase 1B

Phase 1B includes Large Lot 4 and is located along the western boundary of the site and north of Phase 1A. This phase contains lots 40-77 for 34 single-family detached dwellings and is zoned R4. The phase includes portions of SW Monashee Lane, SW 178th Drive and SW Bosely Terrace.

Transportation

Depending on the transportation facilities available at the time of construction, Phase 1B may have access from adjacent construction of SW Monashee Lane (Fox Hollow) or from SW Barrows Road, directly south of the phase. The extension of SW Barrows Road is required with the development of other adjacent and nearby sites (Fox Hollow and Scholls Valley Heights). Alternatively, SW Barrows Road may be extended from the east, at SW 175th Avenue. Although the construction of SW Strobel Road and SW Barrows Road is required with the development of other sites (The Ridge, Scholls Valley Heights and Fox Hollow), the applicant will be required to bring the necessary street and infrastructure to The Vineyard site should they wish to commence development first and not use SW 175th Avenue for access. Internal to the phase boundary, all streets must be constructed to the phase boundary.

Utilities

Water service for Phase 1B is in the 550 water pressure zone. Water service in the 550 water pressure zone can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction, or SW 175th Avenue. The applicant shall construct all waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided to the

development phase from SW Scholls Ferry Road by way of SW Strobel Road with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue. Construction of Phase 1B will necessitate the construction of the on-site stormwater facility, located within proposed Tract Y.

Open Space

Phase 1B requires approximately 12,810 square feet of active open space and 38,431 square feet of passive open space as the proportional share of the total required active and passive open space. The total development requires 300,365 square feet of passive open space and 100,122 square feet of active open space. The applicant has proposed no passive open space as part of this phase but is proposing 25,061 square feet of active open space, more than is required for Phase 1B of active open space. The excess active open space in this phase may be used to meet any deficiency on other proposed phases, if developed concurrent or after Phase 1B. However, the applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries. Alternatively, excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

Phase 1C

Phase 1C consists of large lot 3 and contains small lots 78-114, totaling 37 single-family attached townhomes. Phase 1C is located along the eastern boundary of The Vineyard site, directly north of Phase 1A. A portion of proposed SW 176th Drive is located within the boundaries of Phase 1C, as well as private street, SW Quartz Place, which is intended to provide to provide front and rear access to units located on the west side of SW 176th Drive. The phase also includes an off-street parking lot, necessary to fulfill some of the parking requirements in this phase.

Transportation

Phase 1C is located at the corner of SW 175th Avenue and proposed SW Barrows Road. Depending on the transportation facilities available at the time of construction, the site may have access from the west, via SW Strobel and SW Barrows Road, with the development of sites to west and south (The Ridge, Scholls Valley Heights and Fox Hollow) or, alternatively, access may be provided from abutting SW 175th Avenue, with the extensions of SW Barrows Road. Although the construction of SW Strobel Road and SW Barrows Road is required with The Ridge development, Scholls Valley Heights, and Fox Hollow, the applicant will be required to bring the necessary street and infrastructure to The Vineyard site should they wish to commence development first and not use SW 175th Avenue for access. Internal to the phase boundary, all streets must be constructed to the phase boundary.

Utilities

Phase 1C is located within the 550 water pressure zone. Water service can be provided from connections available within SW 175th Avenue or SW Barrows Road/SW Strobel Road, depending on the timing of adjacent construction. The applicant shall construct all

waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided to the development phase from SW 175th Avenue, or through adjacent developments within SW Scholls Ferry Road, by way of SW Strobel Road with construction of The Ridge, Scholls Valley Heights and Fox Hollow. Sanitary sewer will also be provided to serve each lot and stub to adjacent phases and developments. The applicant has proposed the use of two stormwater facilities for The Vineyard. One is located on-site, within the southwest corner of The Vineyard site and the other is planned on an off-site location within a lot owned by THPRD. Development of Phase 1C will necessitate the construction of the off-site stormwater facility, located on the adjacent parcel to the south, owned by Tualatin Hills Park and Recreation District (THPRD).

Open Space

Phase 1C requires 12,473 square feet of active open space and 37,419 of passive open space. The total development requires 100,122 square feet of active open space and 300,365 square feet of passive open space. The applicant has proposed 35,436 square feet of active open space and 42,618 square feet of passive open space, more than is required for Phase 1C. The excess active open space in this phase may be used to meet any deficiency on other proposed phases, if developed concurrent or after Phase 1C.

Phase 1D

Phase 1D includes the development of large lot 5, located along the western boundary of The Vineyard site, and north of Phase 1B. Phase 1D contains small lots 115-140, creating 26 single-family detached dwellings. Proposed SW Howlock Lane and a portion of proposed SW 178th Drive, are located within the boundaries of Phase 1D.

Transportation

Depending on the transportation facilities available at the time of construction, Phase 1D may have access from adjacent construction of SW Howlock Lane (Fox Hollow) or from SW Barrows Road, south of the subject phase. The extension of SW Barrows Road is required with the development of other adjacent and nearby sites (Fox Hollow and Scholls Valley Heights). Alternatively, SW Barrows Road may be extended from the east, at SW 175th Avenue. Although the construction of SW Strobel Road and SW Barrows Road is required with the development of other sites (The Ridge, Scholls Valley Heights and Fox Hollow), the applicant will be required to bring the necessary street and infrastructure to The Vineyard site, should they wish to commence development first and not use SW 175th Avenue for access. Internal to the phase boundary, all streets must be constructed to the phase boundary.

Utilities

Phase 1D overlaps both the 550 water pressure zone and the 675 water pressure zone. Water service for the 550 water pressure zone can be provided from the southeast, via SW Strobel Road and SW Barrows Road, depending on the timing of adjacent construction, or from the southeast through SW 175th Avenue and SW Barrows Road. Water service in the 675 water pressure zone will come from SW 175th Avenue, to SW Alvord Lane, which is adjacent to Phase 1D, upon completion of the tri-party waterline, to serve the development. However, Phase 1D is not adjacent to SW 175th Avenue,

therefore, the extension of the 675 water main and SW Alvord Lane, will be necessary to bring the required infrastructure to Phase 1D. The applicant shall construct all waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue. Development of Phase 1D will necessitate the construction of the on-site stormwater facility, located within proposed Tract Y.

Open Space

Phase 1D requires 8,765 square feet of active open space and 26,295 square feet of passive open space. The total development requires 300,365 square feet of passive open space and 100,122 square feet of active open space. The applicant has proposed no passive open space as part of this phase and is proposing 1,848 square feet of active open space. The applicant must provide a plan prior to site development permit issuance which shows that the above listed required open space and active open space is provided within the phase boundaries. Alternatively, excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

Phase 1E

Phase 1E includes large lot 6, located along the western boundary of The Vineyard site, directly north of Phase 1D and proposed SW Alvord Lane. Phase 1E contains small lots 141-155, intended for 15 single-family detached dwellings within the R5 zoning district. Portions of proposed SW Vinegar Terrace and SW 178th Drive as well as SW Alvord Lane are within the boundaries of Phase 1E.

Transportation

The Vineyard development site is adjacent to SW 175th Avenue therefore access may be obtained from the existing right-of-way. However, Phase 1E is located on the east side of the development site and does not directly abut SW 175th Avenue. Therefore, the construction of SW Alvord Lane or SW Barrows from the east will be required for access to the phase. Alternatively, the extension of SW Barrows Road is required with the development of other adjacent and nearby sites (Fox Hollow and Scholls Valley Heights), which would provide the necessary streets to the subject development site from the west. However, although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Additionally, because Phase 1E is not immediately adjacent to existing right-of-way, development of this phase will necessitate the construction of all required transportation and utility facilities necessary to serve the phase.

Utilities

Phase 1E spans over both water pressure zones. Water service can be provided from SW 175th Avenue. The 550 water main is currently available within SW 175th Avenue and the 675 water main is expected to become available in October of 2018. Water service may also be available from SW Strobel Road and SW Barrows Road, depending on the timing

of adjacent construction. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road and SW Barrows Road with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue. The development of Phase 1E will require the construction of the on-site stormwater facility, located within proposed Tract Y.

Open Space

Phase 1E requires approximately 5,057 square feet of active open space and 15,170 square feet of passive open space. The applicant is proposing 4,018 square feet of active open space with Phase 1E and no passive open space. As with other phases, previously constructed excess open space can count toward meeting any minimum not met within this phase boundary. The applicant must provide a plan prior to site development permit issuance which shows that the above listed required open space and active open space is provided within the phase boundaries. Alternatively, excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

Phase 2A

Phase 2A is located within tax lot 1600 (with the approval of the proposed Property Line Adjustment PLA2018-0002), north of Phase 1C along the eastern boundary of the site. Phase 2A consists of small lots 168-187 and is proposed to contain 28 single-family attached units, consisting of both front and rear loaded townhomes located within the R2 and R4 Zoning Districts. A portion of proposed SW 176th Drive is located within the boundaries of the phase, as well as a small portion of SW Alvord Lane.

Transportation

Phase 2A is adjacent to SW 175th Avenue and includes the first on-site segment of SW Alvord Lane. Therefore, access to the phase may be obtained from SW 175th.

Utilities

Water service can be provided from SW 175th Avenue. The 550 water main is currently available within SW 175th Avenue and the 675 water main is expected to become available in October of 2018. Water service may also be available from SW Strobel Road and SW Barrows Road, depending on the timing of adjacent construction. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road and SW Barrows Road, with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue. The stormwater facility needed to treat the stormwater produced by Phase 2A and all stormwater infrastructure associated with the development phase must be installed prior to development. Phase 2A will necessitate the construction of the off-site stormwater facility, located on the adjacent property to the south, owned by THPRD.

Open Space

Phase 2A requires approximately 10,788 square feet of active open space and 32,363

square feet of passive open space. The applicant is proposing 5,976 square feet of active open space and 48,141 square feet of passive open space which is more passive open space than the required proportional share for the phase. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and required active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

Phase 2B

Phase 2B is located north of Phase 2A, adjacent to SW 175th Avenue and within the adjusted tax lot 1600. Services for the phase will be extended north within SW 176th Drive, from SW Alvord Lane. Phase 2B is proposed to contain 11 rear-loaded single-family detached units (small lots 188-198), located within the R4 Zoning District.

Transportation

The phase is adjacent to SW 175th Avenue and north of proposed SW Alvord Lane. Access to the phase will be provided from SW 175th Avenue or through previously constructed phases, such as Phase 2A.

Utilities

Phase 2B is located within the 675 water pressure zone. Water service can be provided from SW 175th Avenue. The 675 water main is expected to become available in SW 175th Avenue in October of 2018. Water service may also be available from SW Strobel Road and SW Barrows Road, depending on the timing of adjacent construction. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road and SW Barrows Road, with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue. The stormwater facility needed to treat the stormwater produced by Phase 2B and all stormwater infrastructure associated with the development phase must be installed prior to development. Phase 2B will necessitate the construction of the off-site stormwater facility, to be located within the adjacent property to the south, owned by THPRD.

Open Space

Phase 2B requires approximately 3,708 square feet of active open space and 11,125 square feet of passive open space. Phase 2B requires approximately 10,788 square feet of active open space and 32,363 square feet of passive open space. The applicant is proposing 10,275 square feet of active open space and 115,229 square feet of passive open space which is more than the required proportional share for the phase. The excess open space in this phase may be used to fulfill insufficiencies in other phases if constructed prior to or concurrent with those phases.

Phase 2C

Phase 2C is located toward the center of the site, and is within adjusted Tax Lot 1600, north of Phases 1B and 2A. Phase 2C consists of small lots 199 – 224, for the development of 26 single-family detached dwellings zoned R5 and R7.

Transportation

Unlike other proposed phases, Phase 2C does not abut an existing right-of-way or the boundary of the site. Access to the phase may be provided from SW 175th Avenue, with the extension of SW Alvord Lane, or from the development of surrounding sites, such as Fox Hollow, Scholls Valley Heights and The Ridge, which are required to construct a transportation system stemming from SW Scholls Ferry Road, extending SW Strobel Road and SW Barrows Road to The Vineyard site boundary. Regardless of which access point is used, construction of all required transportation facilities is necessary to serve the phase and shall be provided with or prior to the development of the phase.

Utilities

Water service can be brought to the phase from SW 175th Avenue. The 550 water main is currently available within SW 175th Avenue and the 675 water main is expected to become available in October of 2018. Water service may also be available from SW Strobel Road and SW Barrows Road, depending on the timing of adjacent construction. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road and SW Barrows Road, with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue.

The stormwater facility needed to treat the stormwater produced by Phase 2C and all stormwater infrastructure associated with the development phase must be installed prior to development.

Open Space

Phase 2C requires approximately 8,765 square feet of active open space and 26,295 square feet of passive open space. The applicant is proposing 5,292 square feet of active open space and 59,007 square feet of passive open space, which is more passive open space than required. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase. Likewise, excess open space provided in Phase 2C may be used to meet open space requirements for other phases.

Phase 2D

Phase 2D consists of small lots 225-264 which will facilitate the development of 40 single-family detached dwellings located within the R7 zone. Phase 2D is located north of Phase 2C, and is adjacent to the site's northern boundary and is also within the proposed adjusted tax lot 1600. The phase also includes Tract D and G, containing pedestrian accessways and viewing corridors, and active open space within Tract F and Tract CC, encompassing the encroachment of SW Cooper Mountain Lane (private), onto the site, in order to accommodate the retention of it in its current alignment for the existing residences north of the subject site.

Transportation

Access to the Phase 2D may be obtained from SW 175th Avenue, and the extension of SW Alvord Lane and a portion of SW Hayrick Terrace. Alternatively, access may be

available from the development of surrounding sites, such as Fox Hollow, Scholls Valley Heights and The Ridge, which are required to construct a transportation system stemming from SW Scholls Ferry Road, extending SW Strobel Road and SW Barrows Road to The Vineyard site boundary. Regardless of which access point is used, construction of all required transportation facilities is necessary to serve the phase and shall be provided with or prior to the development of the phase.

Utilities

Phase 2D is located within the 675 water pressure zone. Water service can be brought to the phase from SW 175th Avenue. The 675 water main is expected to become available in October of 2018. Water service may also be available from SW Strobel Road and SW Barrows Road, depending on the timing of adjacent construction. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road and SW Barrows Road, with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue.

The stormwater facility needed to treat the stormwater produced by Phase 2D and all stormwater infrastructure associated with the development phase must be installed prior to development. Phase 2D will necessitate the construction of the on-site stormwater facility, located within proposed Tract Y.

Open Space

Phase 2D requires approximately 13,484 square feet of active open space and 40,453 square feet of passive open space. The applicant has proposed 7,731 square feet of active open space and no passive open space. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

Phase 2E

Phase 2E is the north-westernmost phase of the site, adjacent to the northern and western boundaries. Phase 2E consists of small lots 265-297, for the development of 33 single-family detached dwellings in the R7 zone. Phase 2E is also located within the adjusted tax lot 1600. An east-west pedestrian accessway is located on the west side of SW 178th Avenue, between Lots 285 and 286, providing pedestrian circulation to the adjoining Fox Hollow development to the east. The phase also contains Tracts I and Tract DD (Future Development Tract) which have been reserved to provide ingress and egress to homes north of the site when SW Horse Tale Drive is no longer available. Tract DD will be combined with a similar Tract I on the Fox Hollow site in order to create an additional lot, once access is provided to the remaining homes currently gaining access on SW Horse Tale Drive.

Transportation

Access to the Phase 2E will be provided from SW 175th Avenue, which is adjacent to the site, or from Scholls Ferry Road, by way of SW Strobel Road and SW Barrows Road, which are required with the development of surrounding sites (The Ridge, Scholls Valley

Heights and Fox Hollow). However, the developer will be required to construct all required transportation facilities necessary to serve the phase, including a portion of SW Alvord Lane or SW Barrows Road, and any additional streets needed to provide access to utilities to the phase.

Utilities

Phase 2E is located within the 675 water pressure zone. Water service can be brought to the phase from SW 175th Avenue. The 675 water main is expected to become available in SW 175th Avenue, in October of 2018. Water service may also be available from SW Strobel Road and SW Barrows Road, depending on the timing of adjacent construction. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road and SW Barrows Road, with construction of The Ridge and Scholls Valley Heights and Fox Hollow and provided to serve each lot and stub to adjacent phases and developments, or through connections in SW 175th Avenue. The stormwater facility needed to treat the stormwater produced by Phase 2E and all stormwater infrastructure associated with the development phase must be installed prior to development. The development of Phase 2E will necessitate the construction of the on-site stormwater facility, located within proposed Tract Y.

Open Space

Phase 2E requires approximately 11,125 square feet of active open space and 33,374 square feet of passive open space. The applicant has proposed 4,500 square feet of active open space within Phase 2E. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

Large Lot Subdivision

The applicant proposes an interim land division application which would divide the site into six parcels for the purpose of phasing. The large lot subdivision does not involve any physical development, including utility or road construction, or construction of any dwelling units on the site. In order to show provision of service to each lot the applicant shall be required to dedicate easements for access and utilities to the City of Beaverton over proposed streets and utility locations to provide access to streets and utilities for all of the proposed six lots and existing tax lot 1600 and its five phases.

The large lot subdivision must also provide any necessary off-site easements to provide for water, sewer and any other needed utilities to provide access to utilities for the proposed large lot subdivision. The provision of these easements allow each of the proposed lots to be served by access and critical utilities. In addition to serving the large lot subdivision the easements will serve adjacent development and allow critical pieces of regional infrastructure to be constructed.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion

for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were forwarded to Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

Schools

The applicant has provided a service provider letter from Beaverton School District. The site will be served by Hazeldale Elementary School, Highland Middle School, and Mountainside High School. The service provider letter states that the district anticipates sufficient capacity to accommodate the new students with boundary adjustments or other capacity improvements, until new school capacity is available in the Vineyard project area. As such Beaverton School District has adequate capacity to serve the proposed development.

Parks

The site will be required to annex to Tualatin Hills Park and Recreation District (THPRD), as a condition of approval, prior to issuance of the first building permit, including any model homes. The applicant provides plans which show the construction of the multi-use trail along the west side of the significant natural resource area which runs north to south through the entire site, as identified in the South Cooper Mountain Community Plan. It is anticipated that ultimately THPRD will be responsible for the maintenance of the trail. The trail will be required to be constructed to THPRD trail standards to facilitate consistency in the regional trail network.

Pedestrian and Bicycle Facilities

The applicant’s plans show construction of streets and sidewalks in accordance with the applicable engineering standards of the City and Figure 10: Community Plan Street Framework of the South Cooper Mountain Community Plan as well as ADA-compliant curb ramps. In those few instances that the standards cannot be met, the applicant has requested the appropriate Engineering Design Manual modification. Additional accessways for pedestrians are proposed where the topography constraints will not allow block lengths short enough to meet the City standards. The applicant has shown that pedestrian pathways and trails make logical connections to adjacent properties as required.

Police

To the date of this report Beaverton Police have not provided comments or recommendations to the Facilities Review Committee. Beaverton Police will serve the development site and any comments will be forwarded to the applicant. In review of most development proposals, Beaverton Police have expressed the need for providing street lights. This topic is addressed in response to Criterion I herein.

Transit Improvements

To the date of this report Tri-Met has not provided comments in response to the development proposal. The subject property does not abut streets where Tri-Met provides bus service. The closest local bus line is located further to the east (line 92). The South Beaverton Express (line 92) stops at Teal Boulevard in southwest Beaverton which is approximately one and a half miles to the east.

In summary of the above, the Committee finds that the proposed development will provide required essential facilities, as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- C. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates to the applicable Code requirements of Chapter 20 for the Urban Medium Density (R2 and R4), and Urban Standard Density (R5 and R7) zones as applicable to the above mentioned criteria. The applicant has applied for a Zoning Map Amendment (ZMA) concurrently with this application, staff has reviewed the compliance with Chapter 20, and as such staff recommends a condition of approval that the PUD (CU2018-0014) and both Land Division applications (LD2018-0025 and LD2018-0026) require approval of the ZMA application. As demonstrated on the chart, the development proposal meets all applicable standards of the proposed zones unless proposed to be modified by the PUD. Modification to base zone standards will be addressed in the PUD section of the staff report.

Therefore, the Committee finds that by meeting the conditions of approval the proposal meets the criterion.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Conditional Use, Land Division and Tree Plan approval criteria within the applicable sections of the staff report.

As stated in response to Criterion A, transportation staff have reviewed the proposed street improvements associated with the development plan for compliance with the Beaverton Engineering Design Manual which identify street standards by planned classification. Other applicable provisions of Chapter 60 related to transportation (contained in Section 60.55) are addressed in response to Criterion A.

In response to Section 60.65 (Utility Undergrounding) staff recommends a standard condition of approval requiring all utility lines to be placed underground. The applicant states that they intend to meet the requirements of this section.

Facilities Review criteria do not apply to Tree Plan Two applications. The applicant's associated application for Tree Plan Two (Case File No. TP2018-0007) is subject to review of certain subsections of Section 60.60. Staff addresses findings for removal and protection of trees in the staff report prepared for Tree Plan Two. Similarly, staff addresses specific standards as apply to development in or near significant natural resources (60.67) as part of the Tree Plan Two application and as part of the applicant's Conditional Use - Planned Unit Development (CU-PUD) application. Other applicable provisions of Chapter 60 (Special Regulations) are summarized in the Code Conformance Analysis chart at the end of this report and are subject to further review. In summary of the above, the Committee finds that the proposed development is consistent with as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.***

The applicant states that a homeowners association (HOA) will have the responsibility of maintaining all commonly owned facilities and tracts such as trails, parks, and common landscaping areas which are not subject to maintenance by the City or other public agencies. Staff recommends a condition of approval that all CC&R's and HOA documentation be provided to staff for review with the plat for the first phase of development to ensure adequate means are established to ensure maintenance. Each plat shall identify maintenance responsibilities for each tract and common facility, the HOA shall remain responsible for maintenance and replacement unless a public entity acquires ownership or maintenance responsibility of the facility. Staff finds that the design of the

development does not preclude the continued maintenance of private common facilities.

Therefore, the Committee finds that by meeting the conditions of approval the proposal meets the criterion.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

In review of Criterion F, staff incorporates the findings prepared in response to A, B and D above. The applicant states that the network of roadways and pedestrian paths have been developed to safely move people among destinations within the neighborhoods. Each of the streets are designed in accordance with the City of Beaverton's Engineering Design Manual, except where modifications to those standards are approved through an Engineering Design Manual Exception or Sidewalk Design Modification. As a condition of approval the applicant must receive Engineering Design Manual Exception (EDME) approval for any non-conforming aspects of the street networks as designed, including block lengths and dead-end street lengths, and sight distance. Any additional modifications will require additional EDM approval. With the review of the Site Development Permit plans, staff will review the proposed streets for intersection spacing and sight distance requirements.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

As noted above, the proposal includes the required street and trail connections to adjacent properties that provide safe and efficient connections to the surrounding transportation system. Where possible, the pedestrian circulation system has been separated from the vehicular circulation system.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Fire protection will be provided to the site by Tualatin Valley Fire & Rescue Department. Tualatin Valley Fire & Rescue reviewed the proposal and have stated that they have no comments at this time. The proposal will need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with any applicable TVF&R standards.

The Building Division has reviewed the plans and provided a condition of approval. Future home construction will require Building Permits issued through the City Building Division of the Community Development Department. Removing existing dwellings and structures from the properties will require a Demolition Permit. If a septic tank exists, it is to be pumped out and filled in with sand or gravel or completely removed. The Committee conditions accordingly.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

According to the applicant, the development is designed to comply with applicable city codes and standards. The applicant will have to receive Engineering Design Manual (EDM) Modification approvals for street elements which do not conform strictly to the EDM. The applicant states that there are no known hazards associated with this property and that the site is situated and designed so as to provide good site surveillance.

The applicant will be required to provide street lights (pole-mounted luminaires) along all public streets. A condition requiring a plan for street lights associated with the Site Development Permit is proposed. By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that development site will provide adequate protection from hazardous conditions.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to provide for safe pedestrian circulation.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The applicant states the highest point on the site is located in the northeast side of the site with an approximate elevation of 502 feet. The applicant explains that the topography on the site, generally slopes southward, with an average grade of 10% and some localized grades in the riparian areas reaching slopes of 67%. Two stormwater facilities are planned for the development of the site. As mentioned in response to Criterion A, one on-site

stormwater facility is proposed within the southwest corner of the site and another off-site facility is located on the property directly south of the subject site, on property owned by THPRD.

As reflected on the preliminary grading plat, grading for the subdivision is minimized and designed to protect against adverse impacts on abutting properties. Lots are designed to drain toward public rights-of-way where public stormwater conveyance systems are available. Appropriate erosion control is proposed and will be required during development. The project will include the use of stormwater ponds for the retention and treatment of stormwater. Storm drainage will not affect adjacent properties, final storm drainage plans will be assessed as part of the Site Development permit process.

In addition, the applicant proposes to match the grades, wherever possible, between The Vineyard and Fox Hollow developments along the western property line of The Vineyard in order to make the lots on both sides of the property line more integrated and minimize the use of retaining walls. The applicant has provided a grading plan showing rough grades in this area. Staff recommends a condition of approval that a grading easement must be in place prior to issuance of the site development permit for any phase where off-site grading is proposed.

The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that the street network and public facilities are designed in accordance with the City's EDM in order to provide accessibility as required. Required on-site pedestrian routes will meet the ADA standards and ADA ramps will be provided within the development to facilitate accessible travel, when possible. Due to the steep grades on the site there are anticipated to be areas which do not comply with ADA, particularly pedestrian walkways used to break up block lengths, the multi-use trail, and sidewalks adjacent to streets with steep grades. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, the Committee finds that the proposal meets the criterion.

L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The applicant submitted the land use applications on June 13, 2018 and was deemed complete on August 28, 2018. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.25.05 – Density Calculations			
Minimum Residential Density	Minimum Density: 206 units Maximum Density: 558 units	The applicant proposes 297 units which is within the permitted density range.	Yes-See Density Table Below
Development Code Section 20.05.20 (Uses)			
R2, R4, R5, and R7	The PUD allows all types of attached and detached housing in any zone so long as density requirements are met.	Detached Single Family and Attached Single Family dwellings are proposed.	Yes
Development Code Section 20.05.15 (Site Development Standards)			
Minimum Lot Area	R2 - 2,000 sq. ft. / DU R4 - 4,000 sq. ft. / DU R5 - 5,000 sq. ft. / DU R7 - 7,000 sq. ft. / DU	Adjusted with PUD	See CU staff report.
Minimum Yard Setbacks	Parent parcels are subject to the minimum yard setbacks of the zone. <u>Front Setbacks (SW 175th Ave.):</u> R2: 10 feet R4: 10 feet R7: 17 feet <u>Sides (north and south):</u> R4: 10 feet R7: 5 feet <u>Rear (west):</u> R4: 15 feet R5: 20 feet R7: 25 feet	Through the CU-PUD process the parent parcels are subject to the minimum yard setbacks of the zone and individual lots not abutting the perimeter may have setbacks reduced through PUD consideration. The applicant proposes to meet the setbacks for the parent parcel's front, rear and side setbacks. See Setback Table below for proposed interior setbacks. Staff recommends a condition of approval that the minimum parent parcel setbacks be maintained with development.	See CU staff report w/ COA.
Maximum Building Height	R2 – 40 feet R4 – 35 feet R5 – 35 feet R7 – 35 feet	Maximum building height will be verified at the time of building permit. The applicant has requested maximum height exceptions in the all zoning districts to allow a maximum height of 12 additional feet within each zoning district. The	See CU Staff Report

		applicants request will be considered in the CU-PUD section of the staff report.	
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Proposed Density

20.25.05 Density Calculations					
Proposed Zoning	Gross Acres	Net Acres	Max Density (Units)	Minimum Density (Units)	Proposed Units
R2	8.25	2.69	180	59	65
R4	12.40	3.31	135	36	54
R5	13.45	6.37	117	55	82
R7	20.18	8.97	126	56	96
Total	54.28	21.34	558	206	297

Proposed Building Setbacks

	R2		R4		R5		R7	
Setback	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Front	10	8	10	8	15	12	17	12
Garage	5 or 18.5	20	20	20	20	20	20	20
Side	0 or 5 or 10	0/3/8	0/5/10	<u>Attached</u> 0/3/8 <u>Detached</u> 3/8	5	4/8	5	5/8
Rear	15	12	15	12	20	15	25	15
Rear Garage	5 or 18.5	4/20	24	4/20	24	N/A	24	N/A

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05-Design Standards			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has elected to apply later for Design Review for the attached residential product. Samples showing buildability are provided but are not requested for permitting at this time.	N/A
Development Code Section 60.12-Habitat Friendly & LID Practices			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	Two Land Division-Preliminary Subdivision applications and a Property Line Adjustment application, have been applied for. PLA2018-0002 proposes to adjust a property line between Tax Lot 1600 and Tax Lot 1605. LD2018-0025 proposes to divide Tax Lot 1600 into 6 interim parcels to facilitate phasing and purchase of the site. LD2018-0026 is for the final 297 lots intended to accommodate the full PUD buildout.	See LD Findings
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking	<u>Detached Dwellings (228 units)</u> 1 space per unit= 228 spaces min. <u>Attached Single Family (69)</u> 1.75 space per unit= 121 spaces min	<u>Detached Dwellings</u> 456 spaces <u>Attached Single Family</u> 138 spaces	YES
Required Bicycle Park	No bicycle parking is required for detached dwellings or single family attached dwellings.	No bicycle parking is required for detached dwellings or single family attached dwellings.	N/A

Development Code Section 60.33 – Park and Recreation Facilities & Service Provisions			
Parks & Recreation Facilities	Areas within the City must annex to THPRD or provide commensurate facilities.	The subject site will be required to annex to THPRD prior to issuance of the first building permit, including model homes.	YES w/ COA
Development Code Section 60.35 Planned Unit Development			
Planned Unit Development Standards	Requirements for Planned Unit Developments.	Conditional Use-PUD is applicable to the proposal and will be evaluated in the CU-PUD section of the staff report.	See CU Findings
Development Code Section 60.45 Solar Access Protection			
Solar Access Protection	Requirements for solar access protection.	The applicant requests an exemption based upon protection of significant natural features, significant grades, and the continuation of the required road system in compliance with SCMCP.	Yes
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
Development Code Section 60.60-Trees & Vegetation			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	A Tree Plan Two application has been applied for, for the removal of community trees as well as trees within a significant natural resource area to accommodate development.	See TP Findings
Development Code Section 60.65-Utility Undergrounding			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all proposed lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA
Development Code Section 60.67-Significant Natural Resources			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	The applicant has provided a natural resource study and will be required to comply with the South Cooper Mountain Community Plan which identifies natural resources in the vicinity of the subject site.	See CU Findings

**ZMA2018-0005
ANALYSIS AND FINDINGS FOR
ZONING MAP AMENDMENT APPROVAL**

40.97.05 Zoning Map Amendment: Purpose

The purpose of a Zoning Map Amendment application is to provide for the consideration of legislative and quasi-judicial amendments to the zoning map. Legislative amendments to the zoning map are amendments of generally large size, diversity of ownership or of interest to a large geographic area. Quasi-judicial amendments to the zoning map are amendments that are generally small in size, single ownership or affect only a relatively small geographic area. Annexation related amendments to the zoning map are those amendments, whether legislative or quasi-judicial, which are associated with land being annexed into the City. It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs, and desires.

Section 40.97.15.1.C Approval Criteria. *In order to approve a Quasi-Judicial Zoning Map Amendment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. *The proposal satisfies the threshold requirements for a Quasi-Judicial Zoning Map Amendment application.*

The applicant proposes a Zoning Map Amendment to implement City zoning on the entirety of the subject site consistent with the Land Use Designations previously approved through the Fox Hollow / Vineyard South Cooper Mountain Comprehensive Plan Amendment (CU2018-0001), effective as of July 20, 2018. The subject site currently retains Washington County Interim Zoning of AF-20 and EFU, Agricultural and Forest district designations, and is intended to be rezoned to City of Beaverton zoning designations with development. The subject site currently consists of three tax lots (1600, 1605 and 1900) which will be zoned a mix of R2 (Urban Medium Density), R4 (Urban Medium Density), R5 (Urban Standard Density) and R7 (Urban Standard Density). The application meets Threshold 1 of a Quasi-Judicial Zoning Map Amendment.

40.97.15.1. A Thresholds:

1. *The change of zoning designation for a specific property or limited number of specific properties.*

As the proposal is to rezone a limited number of properties (three tax lots), staff finds the application consistent with Threshold 1.

Therefore, staff finds the proposal to meet the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant has paid the required fee for a Zoning Map Amendment.

Therefore, staff finds the proposal to meet the criterion for approval.

3. *The proposal conforms with applicable policies of the City's Comprehensive Plan.*

The applicant's responses to applicable policies are evaluated in detail under Criterion 4 of the Conditional Use – Planned Unit Development section of this report. Staff incorporate the findings identified in this report, specifically in response to Criterion No. 4 of the Conditional Use – Planned Unit Development (PUD) and in all policies related to the South Cooper Mountain Community Plan policies found at the end of Criterion No. 4 of the Conditional Use (PUD) application.

Therefore, staff finds the proposal to meet the criterion for approval.

4. *All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.*

In response to Section 40.03.1.A of Facilities Review, the applicant addresses the availability of critical facilities and services. As the applicant's combined application package is subject to concurrent review, staff incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all critical facilities can be provided and has conditioned accordingly. For the purpose of Zoning Map Amendment approval, no condition is necessary as the proposal implements existing residential land use map designations of the Comprehensive Plan.

Therefore, staff finds the proposal to meet the criterion for approval.

5. *Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.*

The applicant identifies how the availability of essential facilities and services is addressed in the response to Section 40.03.A. Staff therefore incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all essential facilities can be provided as conditioned. For the purpose of Zoning Map Amendment approval, no conditions are necessary, other than ensuring the zoning map is consistent with the previously approved CPA2018-0001, as the proposal implements existing residential land use designations of the Comprehensive Plan.

Therefore, staff finds the proposal to meet the criterion for approval.

6. *The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).*

Staff cites the Code Conformance Analysis chart within Attachment A of this report which evaluates the project as it relates the applicable Code requirements of Chapter 20. As previously explained in this report, the development proposal is consistent with all applicable provisions of Chapter 20 except as adjusted through a concurrent request for Conditional Use – Planned Unit Development (CU-PUD) approval. In this case, the development plan requires CU-PUD approval because the combined property area exceeds ten (10) acres in size and is located within the SCMCP area.

Therefore, staff finds the proposal to meet the criterion for approval.

7. *The proposal shall include a Traffic Impact Analysis that meets the requirements of 60.55.20. The analysis shall demonstrate that development allowed under the proposed zoning can meet the requirements of 60.55.10.1, 60.55.10.2, 60.55.10.3, and 60.55.10.7. The analysis shall identify the traffic impacts from the range of uses allowed under the proposed zoning and demonstrate that these impacts can be reasonably mitigated at the time of development.*

The applicant has provided a traffic impact study completed by Kittleson & Associates. According to the applicant, the requirements of Section 60.55.10.1-3 and 7 are addressed in the responses to that section. Staff concurs and incorporates the findings prepared in response to the Facilities Review approval criteria (Attachment A of this report).

Therefore, staff finds the proposal to meet the criterion for approval.

8. *As an alternative to 40.97.15.1.C.8, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning.*

The applicant has addressed Criterion No. 7 as opposed to Criterion 8 as an alternative.

Therefore, staff finds the criterion to be not applicable.

9. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

All submittal requirements identified in Section 50.25.1 of the Development Code are contained in the submittal package.

Therefore, staff finds the proposal to meet the criterion for approval.

10. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Zoning Map Amendment application in the proper sequence. The Zoning Map Amendment is being processed concurrently with the following applications Conditional Use-PUD (CU2018-0014), Property Line Adjustment (PLA2018-0002), Preliminary Subdivision – Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Sidewalk Design Modification (SDM2018-0004) and Tree Plan Two (TP2018-0007).

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **ZMA2018-0005 (The Vineyard at Cooper Mountain PUD)** with the associated condition of approval.

CU2018-0014
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE – PLANNED UNIT DEVELOPMENT APPROVAL

Section 40.15.05 Conditional Use Applications; Purpose

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied.

A Planned Unit Development is a special kind of Conditional Use that permits the modification of the development standards in the underlying zoning district to achieve innovative design, preserve natural resources, reduce energy consumption and/or otherwise address unique site opportunities and constraints. Such approval allows the modification of such design standards without the necessity for separate Adjustment or Variance applications... This Section is carried out by the approval criteria listed herein.

Section 40.15.15.C. Approval Criteria. In order to approve a PUD application, the Planning Commission shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a PUD application.

Threshold 3 for a Conditional Use-Planned Unit Development states that a Planned Unit Development is an application process which:

- 3. Is required for proposed residential development of a site that is equal to or greater than 10 acres, including all phases, and located within the South Cooper Mountain Community Plan Area.*

The applicant proposes a 297 unit PUD on a site approximately 54.28 acres in size, with associated open spaces and natural features. Properties identified as part of this PUD proposal are located within the South Cooper Mountain Community Plan (SCMCP) area. The combined development site is also greater than ten acres in size thereby meeting threshold 3 as described.

Therefore, staff finds the proposal meets the above threshold and criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fee associated with a Conditional Use - Planned Unit Development application.

Therefore, staff finds the proposal meets the criterion for approval.

3. *The proposal meets the Site Development Requirement for setbacks within the applicable zoning district for the perimeter of the parent parcel unless otherwise provided by Section 60.35.10.3.*

The applicant proposes to meet the setbacks for the perimeter of the parent parcel. The front property line is adjacent to an existing arterial, SW 175th Avenue. Three of the proposed zones, R2, R4, and R7, are shown to abut SW Barrows Road and the applicant's plans demonstrate that the respective standard front setbacks for these zones are met.

The eastern boundary of the subject site defines the rear property line of the parent parcel. Zones R4, R5 and R7 are shown to abut the rear property line and buildings abutting the northern property line will have to comply with the underlying zone's setbacks. Staff recommend a condition of approval that prior to building permit issuance, compliance with parent parcel setbacks must be demonstrated.

The north and south boundary lines of the parent parcel are side property lines and the applicant has shown that the side setbacks, of the respective zones, can be met.

Since the proposed project is a PUD, individual interior lots may have reduced setbacks as long as the setbacks are in compliance with Section 60.35.10.3. A through D (PUD-Setbacks) of the Development Code, which includes compliance with parent parcel setbacks. Staff refer to the Code Conformance analysis portion of this report, prepared in response to the Facilities Review approval criteria, identified under Attachment A.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.

4. *The proposal complies with the applicable policies of the Comprehensive Plan.*

The following policies of the Beaverton Comprehensive Plan have been identified as being applicable to this Conditional Use – Planned Unit Development proposal.

RELEVANT COMPREHENSIVE PLAN POLICIES

From Chapters 3, 4, 5, 6 and 7

Chapter 3 (Land Use Element)

Goal 3.1.1 *Provide for the establishment and maintenance of safe, convenient, attractive and healthful places to live.*

Policy a. of 3.1.1 Emphasize pedestrian convenience and safety in all developments and transportation facilities.

The applicant's plans demonstrate compliance with all applicable engineering standards of the City and County and Figure 10: Community Plan Street Framework of the South Cooper Mountain Community Plan (SCMCP), with the exception of curb tight sidewalks within the cul-de-sac bulb of Maiden Court, both sides SW Watchman Lane, and at the SW Barrows Road and SW Alvord Lane bridge crossings, for which the applicant is requesting approval of design exceptions for. The applicant is also requesting design exceptions to construct one curb-tight sidewalk on SW 176th Drive for that portion located north of Alvord Lane. In addition to providing convenient pedestrian connections through the site, the applicant's plans show a required multi-use trail spanning the entirety of the site, north to south, along the significant natural resource area, consistent with Figure 11: Community Plan Bicycle & Pedestrian Framework of the SCMCP. Furthermore, the applicant states that several pedestrian connections have been provided between through streets, connecting to the multi-use trail to facilitate enhanced pedestrian and bicycle access to adjoining streets, the neighborhood recreational facilities, and open space areas. The applicant also states that the location of pedestrian crossings within the site have been located in consultation with City engineering staff in order to provide, safe, convenient street crossings.

The sidewalks provided with street improvements, pedestrian accessways, and trails, offer greater levels of internal pedestrian circulation, and access to existing and proposed streets adjoining the site to the west, south and east. Pocket parks/common green areas serving as active open space are located throughout the site, within Tracts N, Q, S, and EE. The applicant explains that additional open space opportunities may exist within Tract X, which it is anticipated will be conveyed to THPRD in the future for their purposes.

By complying with the above Community Plan requirements and City/County engineering standards, the bicycle and pedestrian connectivity within the site will operate safely and efficiently. Additional pedestrian connections, as proposed by the applicant, will enhance the network, providing further convenience within the development.

Policy b of 3.1.1 *Encourage development and programs that reduce the need for vehicle use and ownership.*

The applicant's plan show that the development contains sidewalks adjacent to all public streets, designed to meet City or County standards. The sidewalks are connected within

the site but are also shown to reach the boundaries of the parent parcel for connection to adjacent anticipated development. The proposal offers multiple options for pedestrian and bicycle circulations within the development.

Policy c of 3.1.1 *Ensure that new development is designed to provide safe, comfortable and direct pedestrian and bicycle connections to and through the development, including to reach nearby points of interest.*

The applicant is proposing bicycle and pedestrian connections consistent with City and County standards, where applicable, throughout the development. These connections provide safe and direct access to nearby points of interest, such as the anticipated natural resource areas and active open space areas, as well as existing and proposed schools in the South Cooper Mountain area.

Policy I of 3.1.1 *Accommodate automobile access and parking in an efficient manner that does not detract from the desirability of other modes.*

The applicant is proposing a variety of housing types on varying lot widths and parking options, such as alley loaded townhomes, and off-street parking lots, creating a range of pedestrian streetscapes. The applicant states that all dwelling units will be accompanied by more than the minimum required off-street parking and that access to streets designated as Neighborhood Route or higher, has been minimized where possible to reduce disruption to pedestrian, bicycle and vehicular traffic. Where proposed, visitor parking areas have been located behind or to the side of residential areas and away from primary corridors, to limit the visual impact of vehicles.

Goal 3.3.1 *Promote sustainable development, resilience, and resource protection.*

Policy b. of 3.3.1 *Conserve, protect and enhance natural resources identified in the city's adopted Significant Natural Resources inventories, consistent with policies in the Natural Resources Element.*

As identified in Figure 12: Natural Resources in the Community Plan Area of the SCMCP, a stream and riparian wildlife habitat area is shown to span the length of the site, extending south from the northern boundary, primarily within the eastern half of the project site. Figure 12 also designates two areas on the subject site, and one area on the THPRD property, as "wetland/probable wetland" areas. The applicant's site assessment, conducted by Environmental Science & Assessment, LLC (ES&A), resulted in the discovery of two other small wetlands on the THPRD property. The assessment concluded that the wetlands found on the subject site and the THPRD property, do not meet the Oregon Freshwater Wetland Assessment Methodology (OFWAM) significance criteria. However, the applicant's plans show that the stream, three out of five wetlands, and riparian areas will be mostly preserved and protected within a series of open space tracts. In some areas, encroachments onto these resources are necessary to accommodate required street connections, trail and stormwater facilities. Two of the non-significant wetlands on the THPRD property, less than half an acre in size each, are proposed to be

filled in for the construction of the stormwater facility. For areas where encroachment is necessary, mitigation measures will be required, in compliance with CWS standards. The applicant's site assessment has been reviewed by the U.S. Department of State Lands (DSL) which has provided its concurrence with the study. Access to this natural resource area will be provided via a multi-use trail, located adjacent to the area.

Goal 3.4.1 *Provide effective and inclusive planning and development review services*

Policy d of 3.4.1 *Apply zoning districts consistent with Comprehensive Plan policies; applicable Community Plans; adopted Comprehensive Plan designations, as identified in the Comprehensive Plan and zoning district matrix, below; and the following policies.*

The subject site is currently zoned WAcnty –Interim Zoning (AF20 and EFU) and has both Standard Density and Medium Density land use designations. Through a Zoning Map Amendment application, the applicant is proposing to apply a mix of R2, R4, R5 and R7 zones, consistent with the underlying land use designations and the Comprehensive Plan and Zoning District Matrix. The Zoning Map Amendment is also proposed to apply the applicable zoning districts per Table 2: Land Use Designations and Capacity Estimates of the SCMCP. Densities proposed for the site will be within the minimum and maximum density requirements pursuant to Section 20.25.05.

i. New zoning districts consistent with applicable Comprehensive Plan policies may be added or modified as needed to address area-specific needs or changing circumstances.

ii. Existing zoning that is not consistent with the Comprehensive Plan and zoning district matrix may remain in place until the city or property owner initiates a zone change; however, zoning map amendments must be consistent with the Comprehensive Plan and zoning district matrix.

The subject site currently retains a WAcnty zoning designation, which is an interim Washington County zone. The applicant is proposing to apply a mix of City of Beaverton residential zones, consistent with the Comprehensive Plan.

Goal 3.8.1 *Complete and livable Neighborhoods*

Policy i of 3.8.1 *Require subdivisions and development on large sites to create a connected network of pedestrian ways, local streets, and other multimodal connections, including connections to adjacent properties or opportunities to connect in the future.*

The applicant's plans show a network of pedestrian ways, local streets and trails that connect all areas within the development and extend to the boundaries of the subject site to enable future connections beyond the proposed development. The applicant is proposing to design streets that are consistent with applicable City or County engineering

standards as well as in conformance with Figure 11: Community Plan Bicycle & Pedestrian Framework of the SCMCP. Where deviations are proposed, the applicant has requested Sidewalk Design Modifications, to ensure compliance with accepted engineering practices. The proposed development is shown to also include a multi-use path running north-south through the site and extending to the boundaries for future connections.

Goal 3.8.2 Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions

Policy d of 3.8.2 *The Standard Density Neighborhood designation may be applied in areas that have limited access to transit and are not located at a major intersection or highway interchange; or areas that are presently developed with predominately single family homes.*

The subject site contains Medium and Standard Density designations. The site has limited access to transit, with the nearest current bus stop being approximately one and a half miles east of the site at the intersection of SW Scholls Ferry Road and SW Murray Boulevard. The site is not located at a major intersection or highway interchange. The applicant is proposing to apply a mix of R5 and R7 zoning designations to the Standard Density area of the site, consistent with the Comprehensive Plan and Zoning District Matrix, and these zones will contain only single family homes.

Goal 3.8.3 Medium and High Density Neighborhoods: Provide for a variety of housing types and higher residential densities in areas with more amenities and transit service

Policy a of 3.8.3 *Provide for a variety of housing types, with an emphasis on multifamily and attached single family housing.*

The applicant is proposing both R2 and R4 zoning districts within the Medium Density portion of the site. By doing so, the applicant states that a range of housing types is possible and proposes a mix of 11 Single-Family Detached Units, 69 Single-Family Attached Units (including triplex, fourplex, and town home units, and a mix of front and rear loaded units). The applicant's plans also demonstrate an emphasis on attached single-family housing types in this zone.

Policy d of 3.8.3 *Provide direct and efficient pedestrian and bicycle connections to nearby retail and services, transit, parks, and/or schools.*

The applicant's plans show a network of streets, sidewalks and a trail consistent with Figure 10: Community Plan Street Framework of the SCMCP and applicable City or County engineering standards which provide direct and efficient pedestrian and bicycle connections to onsite and nearby open space areas and to nearby facilities such as the anticipated future school on the approved Fox Hollow site and existing Mountainside High School.

Policy e of 3.8.3 *Ensure that the internal circulation system for larger developments creates direct and desirable pedestrian and bicycle routes and connects to adjacent local streets wherever possible.*

The applicant states that Neighborhood Routes and the Collector Street laid out in Figure 10: Community Plan Street Framework of the SCMCP will be constructed as required, and will be constructed to City and County standards as applicable, including sidewalks and bicycle lanes where required. The applicant's plans show that each lot will be adjacent to a walkway, or sidewalk and street, providing direct access to a broader pedestrian and bicycle network. Additional pedestrian connections are shown to be provided mid-block through some of the longest blocks within the development and to adjacent developments.

Chapter 4 (Housing Element)

Goal 4.1.1 Provide an adequate supply of housing to meet future needs

Policy a of 4.1.1. *Use available land within the city efficiently, encouraging new residential development to take advantage of allowed maximum densities where appropriate*

The applicant's proposal includes a mix of detached housing and attached single-family housing in various numbers, throughout the development and is proposing to exceed the minimum required density permitted within each applicable zone.

Policy f of 4.1.1. *Strive to meet the city's future housing demand within city limits, while coordinating with Washington County and Metro to assess future housing needs at a larger geographic scale, especially for detached single family units*

The applicant is proposing a 297 unit development, through a variety of housing types, within city limits. The proposed development provides needed housing supply for the city and greater area and the proposal is consistent with the SCMCP which was developed in coordination with Washington County and Metro.

Goal 4.2.1 Provide a variety of housing types that meet the needs and preferences of residents

Policy a of 4.2.1. *Ensure that sufficient land is appropriately zoned to meet a full range of housing needs, including an adequate amount of detached single family housing to meet projected demand*

The applicant is proposing a mix of R2, R4, R5 and R7 zoning districts, in conformance with the land use designations and the Comprehensive Plan. The applicant's plans show a range of housing types that are permitted within each proposed zone, including detached single family homes on varying lot sizes.

Policy f of 4.2.1. *Encourage the development of a variety of housing types within planned unit developments and other large projects, which can serve to improve the aesthetic character of the neighborhood and provide housing choices for different income levels*

The applicant is proposing to employ all of the possible zoning districts permitted through the Medium and Standard Density Land Use designations. The mix of zoning enables the applicant to provide a full range of housing types within the development. The applicant is proposing 228 Single-Family Detached Units, 69 Single-Family Attached Units, including both rear and front-loaded units. The variety of housing types and sizes proposed will provide housing choices for different income levels.

Goal 4.5.1: Ensure that Beaverton continues to be one of the most livable communities in the region

Policy a of 4.5.1. *Encourage quality design throughout the city that acknowledges neighborhood character, provides safe and direct connections for pedestrians and bicyclists to a variety of destinations, and integrates open space, natural resources and scenic view corridors*

The applicant states that the proposed development has been designed with a range of housing types, lot sizes, and pedestrian connections in order to create a more diverse, accessible community. The applicant's plans show a network of Local Streets, a Neighborhood Route and a Collector consistent with City or County standards designed to provide safe and direct connections for pedestrians, bicyclists and vehicles. The proposed transportation facilities establish connections throughout the development, including to open space areas. Additionally, the applicant's plans show a multi-use trail spanning the site from north to south. The applicant is proposing mid-block pedestrian connections which also act as view corridors to the south and divide up longer blocks.

Policy e of 4.5.1. *When considering comprehensive plan and zoning map amendments, address the potential impacts of densification, including increased traffic and noise, on established neighborhoods*

The applicant has submitted an application for a Zoning Map Amendment to apply appropriate city zones to the property which is currently zoned Wacnty, an interim zone. As part of the Zoning Map Amendment, a Traffic Impact Analysis is required and contains suggested traffic mitigation measures. The applicant has provided this analysis as part of the submittal package. This area was planned for this type of residential use at these densities in the SCMCP and during that process potential impacts to adjacent areas were considered. A Comprehensive Plan Amendment was reviewed and approved through a previous application, CPA2018-0001 Fox Hollow / Vineyard Comprehensive Plan Amendment.

Policy f of 4.5.1. *Provide flexible development standards for projects that exceed the minimum requirements for natural resource protection, open space and public*

gathering places, and energy efficiency

The proposed development is subject to the Conditional Use – Planned Unit Development Standards as required in the SCMCP area. The PUD application provides flexible development standards, such as reduced setbacks and increase in height. The applicant is proposing to adjust these standards and to preserve the onsite wetland area.

Policy g of 4.5.1 *Work with regional partners to improve bicycle and pedestrian access to nearby parks, schools, and neighborhood services and provide increased opportunities for healthy active living*

The applicant proposes to provide streets designed to City or County standards, where applicable, which will serve the neighborhood, within the development and adjacent developments. The applicant is proposing frontage improvements along SW 175th Avenue, to provide for vehicular, bicycle, and pedestrian circulation. The applicant states that these facilities, in addition to the on-site circulation provided by local streets and numerous pedestrian accessways, will provide direct connections to nearby pedestrian draws, such as the new South Cooper Mountain High School, and the multi-use trail on site.

Chapter 5 (Public Facilities and Services Element)

Goal 5.8.1 Cooperate with THPRD in implementation of its 20-Year Comprehensive Master Plan and Trails Master Plan in order to ensure adequate parks and recreation facilities and programs for current and future City residents.

Policy e of 5.8.1. *A number of financial incentives exist to encourage private property owners to donate, dedicate, or provide easements for resource preservation, park, trail or open space use. The City shall work cooperatively with property owners and THPRD to maximize the use of these tools for the benefit of the community.*

Action 1: *The City shall work with THPRD to further explore opportunities for mixing public park and recreation activities with revenue-generating public/private partnerships such as restaurants, recreation and aquatic centers, sports complexes, or other concession activities, in order to help finance recreation programming, park acquisition, and maintenance.*

To the extent possible, the applicant proposes to preserve the identified wetlands on the site and establish an associated vegetated corridor area within open space tracts, which will be enhanced to CWS good or better standards. A multi-use trail, consistent with the 2016 THPRD Trails functional plan, borders the open space area predominately along the western edge, but also the eastern side of the natural resource area and crosses it in a few places, to accommodate the sloping nature of the site. The applicant states that mitigation will be provided for the impacts to the resource area, which spans the subject site, from north to south.

Policy g of 5.8.1 *The planning, acquisition and development of multi-use paths should be consistent with this Plan's Transportation Element and THPRD's Trail Master Plan.*

The multi-use community trail proposed by the applicant is designated on the SCMCP for the site and is also designated as a Proposed Community Trail on the 2016 THPRD Trails functional plan. The applicant states that the design and construction of the trail will be consistent with THPRD's design and construction standards for on-street trails.

Policy h of 5.8.1 *The City shall encourage park acquisition and appropriate development in areas designated as Significant Natural Resources, as defined by Volume III of this Comprehensive Plan.*

The applicant states that park acquisition is not proposed by THPRD at this time, however opportunities may exist in the future for THPRD facilities to be accommodated within Tract X, located along the sites southeastern corner, adjacent to Significant Natural Resource Areas. Where required, appropriate easements for public trail access will be provided over the open-space and access way areas.

Chapter 6 (Transportation Element)

The following policies under Chapter 6 of the Beaverton Comprehensive Plan have been identified by the applicant. Staff notes that the more detailed assessment of proposed public facilities is provided in findings identified to Attachment A of this report (Facilities Review approval criteria). Staff incorporate the applicant's response to the following policies under Chapter 6 (cited below) in addition to the more detailed findings prepared in response to the Facilities Review criteria.

6.2 Transportation Goals and Policies

Policy a of 6.2.1. *Maintain the livability of Beaverton through proper location and design of Transportation facilities.*

The applicant states that the required transportation infrastructure, as laid out in the SCMCP in the form of required Neighborhood Route and Collector Street, will be provided. These streets will be built to City and County standards, including the required right-of-way widths to provide for vehicular, bicycle, and pedestrian circulation. Additionally, the local streets and pedestrian access ways have been designed to accommodate the topography and required densities while contributing to the on-site circulation network.

Any variations from Engineering Design Manual (EDM) standards will require City Engineer approval through the EDM Modification process. Approval of a land use application does not imply approval of any necessary EDM Modifications.

Policy d of 6.2.1. *Locate and design multi-use paths to balance the needs of*

human use and enjoyment with resource preservation in areas identified on the Natural Resource Inventory Plan Map for their Significant Natural Resource values.

The applicant provides plans which show the preservation of the majority of the wetlands identified onsite and the establishment of a vegetated corridor surrounding these wetlands. The two wetlands proposed to be filled are less than half an acre in size each and therefore are not significant. The wetlands to be preserved and vegetated corridors have been placed within open space tracts. A multi-use trail is proposed along the tracts' western and eastern borders, and will continue through the site northward, as identified in the South Cooper Mountain Community Plan, providing visual and physical access to the natural resource. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

Policy e of 6.2.1. Protect neighborhoods from excessive through traffic and travel speeds while providing reasonable access to and from residential areas. Build streets to minimize speeding.

The applicant's plan show Neighborhood Routes and a Collector on site, as required by the SCMCP. The applicant states that local streets will provide local level connectivity between through streets and have also been designed to meet applicable City standards, unless otherwise approved by the City Engineer. Staff concurs. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

Policy g of 6.2.1. Provide convenient direct pedestrian and bicycle facilities to promote the health and physical well-being of Beaverton residents, to reduce traffic congestion, to provide commuting and recreational alternatives to the motor vehicle, and to support local commerce.

The applicant's plans show that the development is served by convenient direct pedestrian and bicycle facilities, consistent with Figure 10: Community Plan Street Framework of the SCMCP and designed to meet applicable City or County standards. The applicant has also incorporated mid-block pedestrian connections and a multi-use trail through the site, which may be extended to other adjacent sites as they develop. The applicant explains that the additional pedestrian connections provided within Tracts N, the Common Green area (Tract EE) adjacent to the attached unit area, in addition to at the terminus of SW Maiden Court help facilitate access to the multi-use community trail, which will provide access to neighborhood pedestrian draws such as Mountainside High School, SW 175th Avenue, and SW Scholls Ferry Road.

Policy c of 6.2.2. Develop and provide a safe, complete, attractive, efficient, and accessible system of pedestrian ways and bicycle ways, including bike lanes, cycle-tracks, bike boulevards, shared roadways, multi-use paths, and sidewalks according to the pedestrian and bicycle system maps, and the Development Code and Engineering Design Manual requirements.

The applicant states that pedestrian and bicycle facilities will be provided throughout the

site, including the multi-use trail identified in the South Cooper Mountain Community Plan. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy d of 6.2.2. *Design sidewalks and the pedestrian access systems to City standards to enhance walkability: complete the accessible pedestrian network, provide safe direct access to transit and activity centers, and provide safe crossings at intersections with pedestrian friendly design.*

The applicant explains how the proposed development provides pedestrian connections throughout the site and local level connectivity between through streets designed to meet applicable City or County standards. The applicant's plans also show how connections are provided to future development anticipated to the south, west, north, and east through a network of public street, sidewalks and a multi-use trail. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy e of 6.2.2. *Provide connectivity to each area of the City for convenient multimodal access. Ensure pedestrian, bicycle, transit, and vehicle access to schools, parks, commercial, employment, and recreational areas, and destinations in station areas, regional and town centers by identifying the developing improvements that address connectivity needs.*

The applicant refers to Figures 10 and 11 of the South Cooper Mountain Community Plan and explains how the project has been designed for consistency with this plan, providing multimodal connections to the surrounding area. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy f of 6.2.2. *Develop neighborhood and local connections to provide convenient circulation into and out of neighborhoods. Work to prevent and eliminate pedestrian and bicycle "cul-de-sacs" that require substantial out-of-direction travel for pedestrians and bicyclists.*

The applicant states that the proposed site is designed to promote convenient circulation in and out of the neighborhood. However, two dead-end private streets and three dead-end public streets are proposed as part of this development.

The applicant states that the dead-end streets are necessary due to the topography and location of significant natural resources. The private street in Tract H is 150 feet and serves six dwelling units. The private street within Tract U is approximately 57 feet in length and serves only three dwelling units. The applicant explains that Tract U, results from the location of SW Barrows Road bisecting the site. Public Street SW Steens Lane, includes a short dead-end section due to access restrictions to SW 175th Avenue, and the location of the significant natural resource at its terminus. The dead-end section of the street serves only four dwelling units. Public Street SW Maiden Court is approximately 560 feet in length, and serves 39 dwelling units, 17 of which also have frontage to SW Barrows Road. A secondary emergency access is located at the terminus of SW Maiden Court,

within the cul-de-sac bulb, for emergency vehicles. This cul-de-sac is required due to access restrictions to SW Barrows Road, the location of significant natural resources, and significant topography precluding the logical connection of a through street. Access to SW Barrows from this location was also found to be unsafe, after site distance studies were conducted by the applicant and reviewed by the City Engineer. The third dead end public street is the northern extension of SW 176th Avenue north of SW Alvord Lane, adjacent to SW 175th Avenue. The applicant states that due to grade separation from SW 175th Avenue, access standards to SW 175th Avenue, and the location of significant natural resources, the street is required to dead end. The majority of the dead-end public streets provide direct access to an adjoining street and/or the multi-use trail, eliminating pedestrian and bicycle “cul de-sacs” that require substantial out-of-direction travel for pedestrians and bicyclists. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy g of 6.2.2. *Identify specific areas within the City where pedestrian needs and the pedestrian experience should be given highest priority in the design of streets, parking, intersections, connectivity, signal controls, mapping and signing, and other transportation facilities.*

The applicant states that the proposed Neighborhood Routes and Collector Street are consistent with Figure 10: Community Plan Street Framework of the SCMCP and will be designed to City or County standards, as applicable. The applicant adds that the local street network will also be designed to meet applicable City or County standards. The applicant’s plans demonstrate that the proposed pedestrian, bicycle, and vehicular circulation system has been designed in accordance with the SCMCP. Staff concurs.

Policy h of 6.2.2 *The permanent closure of an existing road in a developed neighborhood is not recommended and will be considered by the City only under the following circumstances: as a measure of last resort, when the quality of life in the neighborhood is being severely threatened by excessive traffic volumes or the presence of a traffic safety hazard; or, as part of a plan reviewed through the City’s land use, site development, and/or capital improvement process(es). Maintain existing neighborhood connectivity by avoiding closures of existing streets except when the closure is part of a larger plan for improvements to the neighborhood.*

The applicant proposes to close a portion of SW Horse Tale Drive (private street) which currently provides access to houses to the north of the. However, as allowed above, this development is part of a larger plan for improvements to the neighborhood, being the South Cooper Mountain area. The elimination of that portion of SW Horse Tale Drive within the UGB will not occur until such time as acceptable access is available through this development and the neighboring Fox Hollow. The applicant has provided documentation from those property owners who currently have easements over SW Horse Tale Drive, acknowledging their partial release of that portion of SW Horse Tale Drive that is located on the subject site.

Policy i of 6.2.2. *Design streets to accommodate transit while minimizing impact to*

traffic flow.

The applicant states that although transit improvements are not part of this proposal, future transit facilities, such as bus service, could be accommodated within the proposed collector, SW Barrows Road, located generally within the southern portion of the site and SW 175th Avenue, an adjacent arterial along the sites eastern boundary.

Policy j of 6.2.2. Require developers to include pedestrian, bicycle, and transit supportive improvements within proposed developments and adjacent rights-of-way in accordance with adopted policies and standards.

The applicant's plans demonstrate that a range of pedestrian and bicycle amenities have been proposed throughout the site. The applicant explains that transit improvements have not been included in this proposal and staff acknowledges that transit does not currently serve this site. However, should transit facilities be extended to the site in the future, they could be accommodated within the proposed collector along the southern border of the subject property and/or the adjacent arterial, SW 175th Avenue. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy b of 6.2.3. Design streets to serve anticipated function and intended uses as determined by the Comprehensive Plan.

The applicant explains how all proposed transportation system improvements will be constructed to standards of the applicable City or County functional classification throughout the site, unless otherwise approved. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy d of 6.2.3. Designate safe walkway and bikeway routes from residential areas to schools, parks, transit, and other activity centers.

The applicant states that the applicant understands the obligations of the City and School District in this area. The School District is aware of the proposed development at this location. The applicant will work with the City during construction to provide adequate notice as necessary. Staff concurs.

Policy e of 6.2.3. Construct multi-use paths only where they can be developed with satisfactory design components that address safety, security, maintainability, and acceptable uses. Multi-use paths should converge at traffic-controlled intersections to provide for safe crossing, and paths should be separate and distant from major streets for most of their length. Mid-block crossings for trail access, such as the Denny Road Fanno Creek Trail crossing, will be considered as appropriate where findings for safety are met and such crossings are approved by the City.

The applicant references the SCMCP, specifically Figure 11, which requires a multi-use path to run north to south through the site. The applicant's plans show this required trail

will mostly run parallel to the on-site natural resource area. The applicant explains that this shared-use path will be accommodated as an off-street trail segment within open space tracts and will connect with future trail segments to the north and south. While the trail will be located along the rear property line of a number of lots, privacy for those lots will be maintained due to grade, with the trail generally lower than the lots. A short portion of the trail will be located along SW 175th and SW Barrows, however, the 12-foot wide path will be separated from the street with a 7.5-foot planter strip, except for that portion where it crossing the natural resource area, to limit the encroachment. Trail crossings are required at the SW Alvord Street and SW Barrows Road, as determined in the SCMCP, and will follow City of Beaverton and THPRD guidelines for mid-block crossings, as appropriate. Staff concur and recommend a condition of approval requiring a marked crosswalk and Rectangular Rapid Flashing Beacons where the Community Trail crosses the Collector Street and pedestrian crossing signage where the Community trail crosses Alvord Lane.

Policy f of 6.2.3. Provide satisfactory levels of maintenance to the transportation system in order to preserve user safety, facility aesthetics, and the integrity of the system as a whole.

The applicant states that streets will be designed in accordance with applicable City of Beaverton or County standards. All public streets will be maintained by the City of Beaverton. Private streets will be maintained by the homeowner's association. Staff concurs.

Policy g of 6.2.3. Maintain access management standards for streets consistent with City, County, and State requirements to reduce conflicts among vehicles, trucks, rail, bicycles, and pedestrians. Preserve the functional integrity of the road system by limiting access per City standards.

The proposed street network is consistent with City of Beaverton and Washington County access spacing standards. The applicant's plans show that all dwelling units adjacent to the on-site collector, SW Barrows Road, are accessed from internal local streets. Any deviation from the applicable standards will require appropriate approvals, such as Engineering Design Modification approval. Staff concurs.

Policy h of 6.2.3. Ensure that adequate access for emergency services vehicles is provided throughout the City.

The applicant states that all streets within the development are proposed to be constructed to the applicable City or County standard, including the provision of adequate turning radius and turnarounds, or as modified through the Engineering Design Modification process. Additionally, Tualatin Valley Fire and Rescue (TVF&R) has reviewed the proposal and had no comments. Staff concurs.

Policy a of 6.2.5. Construct transportation facilities, including access to and within transit waiting areas, to meet the requirements of the Americans with Disabilities Act.

The applicant proposes access ramps at corners of sidewalks to ensure full access to public sidewalks. Transit service is not currently provided in the vicinity of the development; therefore, no transit facilities are proposed with this development. Staff notes that the proposal will be required to comply with Americans with Disabilities Act (ADA) standards which will be evaluated at the time of Building and Site Development permit review.

Chapter 7 (Natural, Cultural, Historical, Scenic, Energy & Groundwater Resources Element)

7.1.1 Balance Development Rights

Policy b of 7.1.1. *Where adverse impacts to Significant Natural Resources cannot be practicably avoided, require mitigation of the same resource type commensurate with the impact, at a location as close as possible to the impacted resource site.*

Figure 12: Natural Resources in the Community Plan Area, identifies a stream and two wetlands onsite. The stream spans the length of the site, beginning in the northeast corner and stretching down to approximately the mid-point of the southern boundary. Figure 12 also calls out two “wetlands/probable wetlands” on the site, straddling the stream. The applicant’s wildlife habitat biologist, Environmental Science & Assessment, LLC (ES&A), conducted a site assessment to determine the presence and extent of the sensitive areas on the site and within 200 of the site. The environmental study commissioned by the applicant, identified two stream resources (Waters A and B) and five wetlands (Wetlands A, B, C, D and E). The applicant has provided a resource assessment, with DSL concurrence, which determined that the wetlands identified on site (Wetlands A and B) and the THPRD property to the south (Wetland C, D and E), do not meet the locally significant wetlands inventory criteria. Wetlands A, B, and C will be mostly protected and placed within open space tracts, however, Wetland D and E are proposed to be filled in to accommodate the stormwater facility needed for the development. Where encroachment into Wetlands A, B and C are proposed, appropriate mitigation is required by CWS. The biologist’s report, states that as a result of the agricultural uses on the site, the hydrologic regime has been altered over time, creating four somewhat distinct resources. The applicant’s plans show that the onsite natural resources are protected and enhanced, where possible. The resources and associated buffer areas are shown to be mostly located within Tracts A, R, and W. The applicant states that impacts to the resource and buffer areas will be limited to the construction of required trails and roads, as identified in the SCMCP, and the stormwater facilities within Tract Y and off-site property to south, Tax Lot 202, of Map 25106B. Mitigation for these encroachments will occur mostly onsite within the resource corridor, as demonstrated on the applicant’s landscape plans and the biologist’s report, enhancing the corridor to a good or better condition in accordance with Federal, State, CWS and City of Beaverton requirements, or will occur through wetland mitigation bank credit purchase. Staff also refer to the facts and findings prepared in response to *Significant Natural Resources Policy 1* of SCMCP and Section 60.35.25.1.C and acknowledge that impacts to some significant natural resources cannot be practicably

avoided implementing the SCMCP, inclusive of necessary roads, utilities and other improvements.

Policy c of 7.1.1 Allow for relaxation of development standards to protect significant natural and historic resources. Such standards may include but are not limited to minimum setbacks, maximum building height, minimum street width, location of bicycle, pedestrian and multi-use paths, etc.

The applicant's plans show that where possible, the proposal includes the preservation and protection of the identified significant natural resource areas within open space tracts spanning the length of the site. Where encroachment is necessary to accommodate required streets, the applicant has requested to limit the affected area by requesting curb-tight sidewalk designs. The applicant also explains that the encroachments into these sensitive areas will be mitigated through appropriate measures, in accordance with local State, and Federal requirements. Staff concurs.

7.3.1 Significant Natural Resources

Policy a of 7.3.1. Inventoried natural resources shall be conserved, protected, enhanced or restored.

The applicant acknowledges the natural resources onsite that are identified as part of the SCMCP. The applicant states that the wetlands and associated vegetated corridors on site will be placed within a series of open space/water quality tracts of land for conservation and protection. These natural resource areas are proposed to be enhanced to meet Clean Water Services Sensitive Natural Area planting requirements. Where encroachment is unavoidable, a combination of on-site mitigation and pay-to-provide purchase of wetland mitigation credits through the Butler Wetland Mitigation Bank, is proposed. Staff incorporate the findings prepared in response to the Natural Resource Policy 1 of the SCMCP plan which answer to Policy a of 7.3.1 (above).

Policy c of 7.3.1 Inventoried natural resources shall be incorporated into the landscape design of development projects as part of a site development plan, recognizing them as amenities for residents and employees alike.

The applicant states that, where possible, the wetlands and associated riparian areas will be preserved and protected within several open space tracts and water quality tracts. The applicant's plans show a multi-use trail adjacent to the prominent natural resource area, with several access points to the area throughout the subject site, recognizing it as an amenity for the neighborhood. Staff concurs.

Policy d of 7.3.1 The City shall rely on its site development permitting process as the mechanism to balance the needs of development with natural resource protection.

The applicant states that all necessary local, State, and Federal permits will be obtained

prior to commencing work on any phase of the development which may impact the significant natural resource areas. Additionally, the applicant's plans show that the identified natural resources on site will be protected by a Clean Water Services required enhanced Vegetated Corridor area, and placed in a tract for preservation. Where encroachment is necessary for the development of the site, mitigation is required, both on-site and off-site. Staff concur and incorporate the findings prepared in response to natural resource policies specific to SCMCP and finding prepared in response to the applicant's Tree Plan 2 application as described herein.

Policy e of 7.3.1 Development within Significant Natural Resource areas shall be consistent with the relevant regulations or guidelines of the National Marine Fisheries Service, U.S. Fish and Wildlife Service, Oregon Department of Fish and Wildlife, U.S. Army Corps of Engineers, Oregon Division of State Lands, Clean Water Services, and the Oregon Department of Environmental Quality.

The applicant states that the applicant will comply with all relevant Federal, State, or local requirements and obtain permits as necessary. A Service Provider Letter from Clean Water Services has been obtained. The Site Development permit review process ensures compliance with all applicable natural resource requirements from agencies such as U.S. Army Corps of Engineers, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife.

Policy f of 7.3.1 Specific uses of or development activities in Significant Natural Resource areas shall be evaluated carefully and those uses or activities that are complementary and compatible with resource protection shall be permitted. This is not intended to prohibit a land use permitted by the underlying zoning district but only to regulate the design of development such as building or parking location or type of landscaping.

Natural resources on the site are identified in the SCMCP and delineated by ES&A. Impacts to Significant Natural Resources are addressed in further detail within this report. Staff also incorporates the findings prepared in response to 60.35.25.1.C as applicable to this policy. As previously stated, disruption and encroachment to the natural resource area is necessary to provide required trails and roads, as outlined in the SCMCP. The proposed development incorporates the natural resources areas into the design of the site where possible and provides access to the resource via a trail.

Policy g of 7.3.1 Limited alteration or improvement of Significant Natural Resource areas may be permitted so long as potential losses are mitigated and "best management practices" are employed.

Natural resources on the site are identified in the SCMCP and the applicant's site assessment report. Limited encroachment into resource areas is needed to allow for trail construction, required right-of-ways, such as Barrows Road and Alvord Lane and the construction of an outfall structure associated with the stormwater facility located in Tract Y. An additional stormwater facility is proposed on the THPRD property, requiring the infill

of two non-significant wetlands, less than half an acre in size. Impacts to Significant Natural Resources are addressed in detail below in response to Section 60.35.25.1.C, including identified resources, impacts and mitigations. Staff incorporates the response provided to 60.35.25.1.C as applicable to this policy.

Policy h of 7.3.1 Roads and utilities, which must be located within, or traverse through, a Significant Natural Resource Area, shall be carefully planned and aligned so as to minimize loss and disruption. A rehabilitation or restoration plan shall be a necessary component. The City should allow variations from standard street sections in these areas.

The applicant states that only required roads or utilities are proposed within the resource area (SW Barrows Road and SW Alvord Lane), as identified in the SCMCP. The applicant has requested an exception to eliminate the standard planter strip within areas that cross the natural resource, to reduce the encroachment. Impacts to the resource will be mitigated to meet local, state, and federal regulatory standards. The applicant has provided an SPL from CWS which will require the applicant to enhance the natural area to CWS standards.

Policy a of 7.3.3 Significant Wetlands in the Local Wetland Inventory shall be protected for their filtration, flood control, wildlife habitat, natural vegetation and other water resource values.

The applicant has provided a Site Assessment, conducted by Environmental Science & Assessment, LLC (ES&A). The Site Assessment identified a total of five wetlands on the site and THPRD property to the south. None of the five wetlands were determined to meet the significance criteria used for local wetland inventories. Additionally, the Local Wetland Inventory does not identify Significant Wetlands on the site. However, with the exception of necessary right-of-way connections (SW Alvord and SW Barrows), trail and utilities, the applicant is proposing to place the wetlands, and associated buffer areas, into a series of tracts for protection, natural vegetation and wildlife habitat. As there are no significant wetlands identified on site, this policy is not applicable.

Policy b of 7.3.3 Development within the buffer area adjacent to a significant wetland shall be subject to restrictions on building, grading, excavation, placement of fill, and native vegetation removal.

As discussed above, no Significant Wetlands identified in the Local Wetland Inventory are located on-site, and therefore no areas requiring protection under this policy exist on the site. However, five wetlands were found on the subject site and THPRD property to south. The majority of these wetlands will be protected and enhanced. The applicant has obtained a CWS Service Provider Letter for the proposed development and is subject to a CWS Vegetated Corridor and Mitigation Plan. As there are no significant wetlands identified on site, this policy is not applicable.

Policy c of 7.3.3 *Where development is constrained due to wetland protection regulations, a hardship variance may be granted if approval criteria are met.*

The applicant states that this development site is not constrained due to wetland protection regulations. Additionally, flexibility to the development standards is afforded through the Conditional Use-PUD process, for which the applicant has applied and is reviewed separately herein. A hardship variance is not being requested with this development.

In summary, staff find that the applicant is in compliance or can be made to be in compliance by meeting the conditions of approval to applicable Comprehensive Plan Criteria, as identified above. Below are applicable policies specific to the SCMCP.

RELEVANT SOUTH COOPER MOUNTAIN COMMUNITY PLAN POLICIES
Facts and Finding in response to Section 60.35.25 of the Development Code
and in response to Approval Criterion No. 4 of CU-PUD

The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and contains policies applicable for Conditional Use – Planned Unit Development consideration. PUD proposals are subject to review of standards as contained in Section 60.30 of the Development Code. Subsection 60.30.25 of the PUD standards refer to specific policies as contained in the SCMCP when evaluating PUD proposals. Facts and Findings provided below respond to Criterion No. 4 of CU-PUD approval referring to “applicable” Comprehensive Plan policies, in addition to the policies and figures (maps) identified in subsection 60.30.25. Staff also incorporates the applicant’s response SCMCP policies.

Land Use Implementation Policies

Policy 1. *The City shall adopt a Land Use Map as part of the Community Plan that establishes initial comprehensive plan map designations for the South Cooper Mountain Community Plan Area.*

Figure 7: Community Plan Land Use Map of the SCMCP that establishes Comprehensive Plan map designations for the South Cooper Mountain Community Plan area. Minor changes to the Land Use Map, as anticipated by the SCMCP were approved through a previous application affecting both the subject site and adjacent Fox Hollow development. The Comprehensive Plan Map Amendment (CPA2018-0001) requested to exchange land use districts between this development and the Vineyard development. The request was approved, and is in effect. The applicant is not proposing any additional changes to the existing land use designations. Staff finds the proposal to be consistent with the approved designations.

Policy 2. *Washington County zoning, as administered by the City, shall remain in place until new City zoning is applied.*

The site is currently zoned Interim Washington County AF-20 and EFU. Zoning in compliance with the South Cooper Mountain Community Plan Land Use designation is requested concurrently with this application.

Policy 3. *Zoning may be applied through initiation by the City or as requested by an applicant. Zoning and development review applications may be requested concurrently. The mix of zones applied to a given development site shall be generally consistent with the assumed mix of zones shown in Table 2. Deviation of up to 10 percentage points may be allowed from the mix shown in Table 2 (e.g. if the mix shown is 30/70 then the deviation may be between 20/80 and 40/60). The percentage shall be calculated based on gross site acres.*

The applicant has requested the application of City zoning to the site. The Zoning Map Amendment application has been submitted concurrently with the Conditional Use, Preliminary Subdivision (large and small lot subdivisions), Property Line Adjustment, Sidewalk Design Modification and Tree Plan Two applications. Staff refer to the mix of zones applied to the site as shown in the narrative and plans. The applicant proposes a 40% R2 and 60% R4 split for the Medium Density Residential and a 40% R5 and 60% R7 split for the Standard Density Residential, consistent with the 70/30 intended split, which allows for up to a 10% deviation, for both designations. Staff finds the applicants proposal consistent with Policy 3.

Policy 4. *Amendments to the boundaries of Land Use Map designations may be proposed as individual requests prior to development, or simultaneously when development is proposed. This policy is intended to provide a means for the Land Use map and zoning to be aligned with site-specific condition, and the placement of roads, housing densities, parks, schools and other development that will occur incrementally over time.*

The applicant is not requesting to amend the boundaries of the Land Use Map designations. Staff finds that the Policy 4 is not applicable.

Policy 5. *All Land Use map amendments will be required to demonstrate consistency with all policies in the South Community Plan in addition to applicable Comprehensive Plan policies, Development Code requirements, and other applicable regulations. In addition, amendments to the Land Use Map will provide a mix of land use designations and opportunities for a variety of housing types. The goal of this policy is to ensure that South Cooper Mountains' neighborhoods and livability are enhanced by variety in the type and design of housing.*

The applicant is not requesting to amend the boundaries of the Land Use Map designations. Staff finds that the Policy 4 is not applicable.

Policy 6. *The City will support efforts by THPRD and Beaverton and Hillsboro School Districts to find, acquired and develop appropriate sites for neighborhood parks and elementary schools within the Community Plan area.*

Mountainside High School is located south of the subject site, just beyond the THPRD property. Two large lots within the adjacent Fox Hollow development have been reserved for a potential future school site. A school is not being considered as part of The Vineyard development, however, the applicant states that Tract X may become part of the THPRD open space network in association with THPRD property immediately to the south of the subject site and west of adjacent SW 175th Avenue. The proposed community trail, along the natural resource area on-site, may also be acquired by THPRD.

Neighborhood and Housing Policies

Policy 1. *Development shall contribute to creating walkable neighborhoods. This policy is implemented by demonstrating consistency with the neighborhood design principles listed below:*

- a. *Clear focal points shall be provided. Focal points include but are not limited to: parks, schools, community gathering spaces, neighborhood services (i.e. day care), scenic viewpoints, and/or natural areas that are visually and physically accessible to the public. Residential developments shall provide at least one focal point per 40 acres of gross site area. The decision-making authority may require additional focal points or require provision of a focal point for smaller sites in order to ensure that all neighborhoods have at least one focal point or to ensure cohesiveness and legibility among adjacent developments.*

The applicant states that the site provides two focal points within the neighborhood, one being a centrally located playground identified as Tract Q on the applicant's plans and the second being the preserved natural resource area spanning the length of the subject site. Staff finds that the proposal meets Neighborhood Housing Policy 1.a.

- b. *A network of walkable blocks and trails, consistent with the Transportation Framework Plan and the Bicycle and Pedestrian Framework Plan, shall be provided.*

The applicant's plans show a network of trails, sidewalks, and pedestrian connections are proposed in compliance with Figures 10 and 11. In addition to the SCMCP identified transportation facilities the applicant has provided a local street grid while taking into account the topography and natural features of the site. The applicant provides effective connections to surrounding development and to on-site and off-site focal points. Staff finds that the applicant has provided a network of walkable blocks and trails to serve the development, consistent with the Transportation Framework Plan and Bicycle and Pedestrian Framework Plan. Staff finds that the proposal meets Neighborhood Housing Policy 1.b.

- c. *The orientation of streets, blocks, development and/or trails shall be planned so the natural areas are not "walled off" but rather are as physically and visually accessible to the public as practicable.*

The natural area is integrated into the development and is a primary focal point, with several points of access to the trail which borders the entire length of the resource area. The natural areas will also be visible from the adjacent lots and streets. Staff finds that the proposal meets Neighborhood Housing Policy 1.c.

- d. *The provision of parks shall be coordinated with the Tualatin Hills Park and Recreation District.*

THPRD has not requested the provision of parks on the site, however the applicant has stated that Tract X may be acquired by THPRD in the future, to expand their open space network, located directly south of the subject site. Staff finds that the proposal meets Neighborhood Housing Policy 1.d.

Policy 2. Residential developments shall provide a variety of housing types consistent with the permitted uses of applicable zone(s). The goal of this policy and implementing code standards is to ensure that, over time and multiple individual development reviews, South Cooper Mountain's neighborhoods and livability are enhanced by variety in the type and design of housing in order to promote aesthetically pleasing residential neighborhoods as well as opportunities for people of varying incomes and life stages to live within the same neighborhood.

Staff notes that Section 60.35.25 (PUD standards) also refers to Policy 2 and identifies the numerical requirement based on the parcel size. These standards are identified below.

- a. *Residential developments in the South Cooper Mountain Community Plan area shall provide a variety of housing types, as identified below, for sites:*
 - i. *Up to 15-acres (gross), a minimum of one (1) housing type;*
 - ii. *Greater than 15-acres (gross) and up to 30-acres (gross), a minimum of two (2) housing types:*
 - iii. *Greater than 30-acres (gross), a minimum of three (3) housing types.*
- b. *Housing Types include:[...] – several types identified.*
 - i. *Standard Lot Single Family*
 - ii. *Small Lot Single Family*
 - iii. *Compact Detached Housing & Cluster Housing*
 - iv. *Accessory Dwelling Unit with Single Family Detached Dwelling*
 - v. *Alley-Loaded Dwelling*
 - vi. *Duplex*
 - vii. *Triplex & Fourplex*
 - viii. *Townhouse/Townhome*
 - ix. *Multi-Family*
 - x. *Live/Work, only permitted in the NS zoning district*
- c. *For developments requiring more than one (1) housing type a minimum of 10 percent*

of the total dwelling units shall be of each housing type.

- d. For developments utilizing the Standard Lot Single Family housing type (Section 60.35.25.1.A.3.b.i.) and not utilizing the Small Lot Single Family housing type (Section 60.35.25.1.A.3.b.ii), the lot size for Standard Lot Single Family may range from 50 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district and it shall count as one housing type.*

The subject site is greater than 50 acres in size and therefore requires a minimum of three (3) housing types on the site. The applicant proposes to provide a minimum of 10% of the housing product for the following three housing types: standard lot single family (77%), triplex and four-plex (13%), and townhouse/townhomes (10%). The applicant also notes that 23 of the single-family attached units are provided as alley loaded units, providing even greater variety. The applicant does not propose to utilize the Small Lot Single Family housing types, therefore the lot size for Standard Lot Single Family may range between 50% and 195%. As the applicant has provided the required variety of housing types, staff finds that the proposal meets Neighborhood Housing Policy 2.a-d.

Main Street Policies

The subject site does not contain properties zoned for Main Street development, as such the Main Street Policies are not applicable to the proposed development.

Transportation / Street Policies

Figure 10: Community Plan Street Framework Map.

Three streets within the subject site are identified in Figure 10; SW Barrows Road, a Collector and SW Alvord Lane, a Neighborhood Route, and an extension of SW Strobel Road, also a Neighborhood Route. The extension of SW Strobel Road, has been accommodated on the adjacent Fox Hollow development, and identified as SW 185th Avenue. The applicant has proposed to develop the remaining streets (SW Alvord Lane and SW Barrows Road) at their intended cross-sections and generally consistent with Figure 10. The applicant has aligned the street in conjunction with the adjacent developments.

Street Policy 1: Community Plan Street Framework and Comprehensive Plan Chapter 6. The Beaverton Transportation System Plan and Washington County Transportation System Plans will be updated consistent with Figure 10 and will be the controlling documents for transportation planning. Should conflicts arise between the maps in Chapter 6 of the City's Comprehensive Plan and the maps in this document, those in Chapter 6 shall prevail.

The proposal's transportation network has been planned in accordance with the Community Plan Street Framework and Comprehensive Plan Chapter 6 Transportation. Additionally, all streets have been designed generally in accordance with the City's Engineering Design Manual (EDM) and are in compliance with the Comprehensive Plan. Any proposed modification to EDM standards will require approval by the City Engineer through the EDM Modification process, approval of a land use application does not provide

nor imply approval of any necessary EDM Modifications. Staff finds that the proposal meets Street Policy 1.

Staff finds **Street Policies 2 through 9** applicable to public agencies and other portions of the SCMCP and are not specifically applicable to the proposed development.

Street Policy 10: *In refining specific alignments for new roads identified on the Community Plan Street Framework map through the development review or project design process, impacts to natural resources shall be minimized to the extent possible while retaining key connections.*

The applicant's plans show that there are two streets within the subject site that are identified in Figure 10; SW Barrows Road (Collector) and SW Alvord Lane (Neighborhood Route). The applicant has proposed to develop the two streets at their intended cross-sections and generally consistent with Figure 10. The applicant has aligned the street in conjunction with the adjacent developments. The applicant states that minor refinements in the alignment of planned streets, including the east-west collector street (Barrows Road), have been undertaken in conjunction with neighboring property owners, and maintain connections to other planned and proposed streets. The streets are designed to provide key connections over resources, while balancing the need for resource protection. Staff finds that the applicant has adequately balanced connectivity and resource protection. Staff finds that the proposal meets Street Policy 1.

Bicycle and Pedestrian Framework Map / Policies

Figure 11: Community Plan Bicycle and Pedestrian Framework Map.

Figure 11 identifies a multi-use path along the south side of SW Barrows, of the eastern half. The multi-use trail also runs north to south through the site, along the identified resource area, extending to the boundaries of the site. A small portion of the multi-use trail is adjacent to SW 175th Avenue, an Arterial, before turning west, onto SW Barrows Road. The applicant is proposing to construct the required multi-use trail, as identified in Figure 11. Additionally all streets will contain sidewalks and where appropriate bike lanes. On local streets bike lanes may be combined with traffic travel lanes, consistent with EDM standards. Staff finds that the proposal is consistent with Figure 11.

Policy 1 - Bicycle and Pedestrian Crossings: *While the location and design of specific crossing points will be determined through further site-specific engineering evaluation, safe, protected pedestrian crossing opportunities should be provided near important pedestrian destinations, such as the future high school site, when a need is demonstrated and such crossings can be appropriately and safely designed and located, as determined by an engineering-level safety analysis.*

The applicant has proposed a multi-use trail that is substantially consistent with Figure 11: Community Plan Bicycle & Pedestrian Framework of the SCMCP. However, the trail will be required to cross the planned alignments of SW Barrows Road and SW Alvord Street. The applicant explains that these crossings are unavoidable and serve as the only pedestrian crossings of the multi-use trail. The final crossing locations and treatments will

be determined through engineering review, in consultation with THPRD. Staff recommend conditions of approval, requiring that the appropriate signage be placed at these crossings for additional safety.

Staff finds that the proposal meets Bicycle and Pedestrian Policy 1.

Policy 2: Trails: *Trails within the Community Plan area shall be provided as shown on Figure 11; however, the City may permit flexibility to adapt to site specific conditions and ownerships provided the conceptual network in Figure 11, or equivalent, is provided.*

- a. *Stream Corridor Trails*
- b. *Trails through Resource Areas*
- c. *School to School Trail*
- d. *Western Edge Trail*

Figure 11 identifies a community multi-use path along the natural resource area located predominately in the eastern portion of the subject site, extending from the northernmost boundary to the southern property line. The applicant is proposing to construct the multi-use trail, as identified in Figure 11 with a minor change to the alignment, shifting the trail from the western boundary of the resource area to the east, approximately two-thirds of the way up, north of SW Alvord Lane. Additionally all streets will contain sidewalks and where appropriate bike lanes. On local streets bike lanes may be combined with traffic travel lanes, consistent with EDM standards. Staff finds that the proposal is consistent with Figure 11. Staff finds that the proposal meets Bicycle and Pedestrian Policy 2.

Resource Protection and Enhancement Policies

Figure 12: Natural Resources in the Community Plan area map.

Figure 12 identifies the natural resources within the community plan area. There is also the adopted Local Wetland Inventory (LWI) that provides additional information about the identified wetlands/probable wetlands. For the proposed development, the applicant's natural resource assessment identified several of the resources in Figure 12 of the SCMCP. These resources include Wetland/Probable Wetland, Riparian & Wetland Buffers, and Streams.

Policy 1: *Locally significant wetlands and protected riparian corridors within the Community Plan area shall be protected and enhanced, consistent with local, state, and federal regulations.*

In response to Policy 1, the applicant states that several classes of natural resources were identified on the subject site, in accordance with Figure 12: Natural Resources in the Community Plan area. The applicant conducted the required site assessment which identified the presence of two streams (Waters A and B) and five wetlands (Wetlands A, B, C, D and E) on the site and THPRD property to the south. None of the wetlands identified met the criteria for locally significant wetlands and are therefore not subject to this policy. However, the applicant states that these streams, wetlands and associated buffer areas, will be mostly located within open space tracts (Tracts A, R, and W) for preservation and protection. Impacts to the resource areas will be limited to the construction of required road connections and trails, as identified in the SCMCP. The

natural resource areas will also be affected by the necessary onsite stormwater facility located within Tract Y and on the THPRD site, where two non-significant wetlands (Wetland D and E) will be filled in to accommodate a second stormwater facility. CWS has provided a Service Provider Letter in response to the proposal, along with a Vegetated Corridor Enhancement / Mitigation Plan which outlines requirements triggered by the resource encroachments. The Department of State Lands (DSL) has reviewed the sensitive area assessment and provided their concurrence.

Staff finds that the proposal meets Resource Protection and Enhancement Policy 1.

Policy 2 *Development adjacent to significant natural resource areas shall be designed to provide visual and/or physical access to the resource area and limit continuous rear lot line edges abutting a significant natural resource through one or more of the following treatments of the open space edge:*

- a. *Parallel trail along the edge of the vegetated corridor with access points from adjacent points from adjacent roads and community focal points;*
- b. *Local streets that run adjacent to the edge of the vegetated corridor, without development between the street and the vegetated corridor; or*
- c. *Neighborhood parks, pocket parks, schools and similar uses that connect to the resource area and provide breaks between developed areas abutting the resource.*

The applicant's plans show that the proposed north-south multi-use trail is aligned with the western and eastern edges of the vegetated corridor and open space areas, as identified in the SCMCP. Several access points are proposed to the area. Additionally, three active open space tracts, N, Q, X and Tract EE abut the resource areas, providing opportunities for more access and connections. Staff finds that the proposal meets Resource Protection and Enhancement Policy 2.

Urban Forestry Policies

Staff notes that **Policy 1** under Urban Forestry is policy direction for the city and not the applicant.

Policy 2 *Tree planting already required by City regulations (e.g. landscaped areas, street trees) shall be maximized as a method to increase the tree canopy in the Community Plan area.*

The applicant states that tree planting will occur within the site in accordance with these requirements in order to maximize tree canopy within the SCMCP area. Tree removal will be in accordance with Sections 40.90 (Tree Plan) and 60.60 (Trees and Vegetation – Special Requirements). Street trees will be installed in accordance with City requirements, and mitigation and enhancement planting will occur as specified in the Landscaping Plan submitted with this application.

Staff finds that the proposal meets Urban Forestry Policy 2.

Policy 3 Regionally Significant Upland Habitat within the SCM Community Plan area shall be protected through application of the City's existing tree protection standards and incentives for Habitat Benefit Area preservation, as appropriate.

The applicant states that wetlands, riparian areas and delineated areas of upland wildlife habitat will be preserved within open space tracts A, R, and W. This requirement is further addressed in response to Section 60.60 of the Development Code.

Staff finds that the proposal meets Resource Protection and Enhancement Policy 3.

Scenic Views / Corridors Policies

Policy 1 The city will encourage protection of view corridors for the enjoyment of adjacent neighborhoods and the broader community on lands that currently offer views of the Chelalem Ridge. Viewpoints should provide seating and space for passerby and should provide for the permanent protection of the view through measures such as easements. Techniques for view corridor preservation may include:

- a. Streets that "T, stub, or curve at a location offering a viewpoint, with a break between buildings;*
- b. Neighborhood or pocket parks situated to offer a viewpoint;*
- c. Gaps between buildings with small seating areas adjacent to the sidewalk; and/or*
- d. Limitations on building heights down-slope from a viewpoint.*

The applicant states that the proposal includes a number of north-south streets that will provide for wide, unobstructed viewpoints to the south, for both motorists and pedestrians. The applicant explains that open space Tracts F and J have been designed and located to provide views to the south, and pedestrian accessways Tracts D and G, have been oriented directly north-south to create a clear view corridor.

Staff finds that by meeting the conditions of approval the proposal meets Scenic Views Policy 1.

Rural Edges and Transitions

Policy 1 SW Tile Flat Road Landscape Buffer. Require that development abutting SW Tile Flat Road provide a landscaped buffer with trees and shrubs that provide a visual screen for adjacent rural uses.

The subject site does not abut SW Tile Flat Road and is therefore not subject to this requirement. Staff finds that the Rural Edges and Transitions Policy 1 is not applicable to the development.

Infrastructure Provision (relevant policies are 1 and 7)

Policy 1 Urban development not allowed without urban services.

The applicant states that development on the site shall not commence until required urban services are available. Staff refer to the Attachment A (Facilities Review). All required infrastructure will be constructed accordingly, per conditions of approval. Staff finds that the proposal meets Infrastructure Provision Policy 1.

Policy 7 Alignment for new water and sewer. In identifying specific alignments for new water and sewer infrastructure, impacts to natural resources shall be avoided or minimized to the extent possible.

The applicant proposes all utilities to be housed within all appropriate public road right-of-ways in accordance with Site Development conditions of approval. With the exception being storm sewer, which will include an outfall to the wetland resource and trunk lines for sanitary and storm sewer proposed to cross private property at the south eastern corner of the site, to connect to SW 175th Avenue. The applicant acknowledges that mitigation will be required and undertaken as appropriate pursuant to the requirements of CWS.

In summary of the above, staff finds the proposal to comply with the applicable policies of the Comprehensive Plan for supportive findings in response to Criterion No. 4 of CU-PUD approval. Staff also refer to corresponding conditions identified in Attachment G that will be necessary to effectively implement applicable policies.

Therefore, staff finds that by meeting Conditions of Approval, the proposal meets the criterion for the approval.

5. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

The applicant identifies the highest point on the site as being located within the northeastern portion of the site, and having an average elevation of approximately 502 feet. The site generally slopes to the south. The applicant explains that the site has an average grade of 10% and localized grades in the riparian natural resource areas reaching slopes as steep as 67%. The stormwater runs to the lowest point on the site, located at the southern boundary with an approximate elevation of 310 feet. The proposed stormwater facility is shown to be located within the southwestern corner of the site, intended to serve the subject site and adjacent Fox Hollow. An additional stormwater facility is proposed on the adjacent property to the south, owned by THPRD.

The subject site is located in the South Cooper Mountain Community Plan (SCMCP) area and is intended for dense development with a range of residential zoning districts while incorporating and protecting existing natural features where possible. Staff finds that the size, dimensions, configuration and topography of the site can reasonably accommodate the proposal.

Therefore, staff finds the proposal meets the criterion for approval.

6. ***The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.***

The subject site is part of the SCMCP area and is intended for the type of development that is proposed. Additionally, the subject site is adjacent to properties which have either already been approved for development or are anticipated to develop with reasonably compatible or similar uses. The applicant states that the project site has been designed in accordance with the SCMCP, which identifies transportation infrastructure and general development densities and types of housing specific to the plan.

Staff finds that the proposed development to be compatible with the surrounding neighborhoods, accounting for the density and uses described in the SCMCP.

Therefore, staff finds that the proposal meets the criterion for approval.

7. ***The width of the proposed lots or staggering of building setbacks within detached residential developments vary so as to break up the monotony of long blocks and provide for a variety of home shapes and sizes, while giving the perception of open spaces between homes.***

The applicant states that single-family detached homes are proposed in three different zoning districts (R4, R5 and R7) with different standards, and therefore the lots within each district will dictate the variety of homes and setbacks. Additionally, the applicant's plans show that the site is made up of straight and curved streets, which result in blocks of varying shapes and sizes, creating a variety of lot sizes and therefore housing shapes as well. In addition to detached homes, the applicant is proposing a mix of attached units, some of which will be front loaded and some rear/alley loaded, further adding to the variation of development.

Staff concurs that the proposed variation in housing types and designs will break up the monotony of long blocks and give the perception of open space between homes.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

8. ***The lessening of the Site Development Requirements results in significant benefits to the enhancement of site, building, and structural design, preservation of natural features and the surrounding neighborhood as outlined in Section 60.35.15.***

The applicant states that the reductions result in significant enhancements to the site, such as additional variety in housing types and location of the dwellings on the lots to allow for variation in housing designs as well as additional open space within the development,

including preservation of resource areas.

Staff finds that the proposed lessening of the Site Development Requirements results in significant benefits to the site, including preservation of natural features.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 9. *The proposal provides improved open space that is accessible and usable by persons living nearby. Open space meets the following criteria unless otherwise determined by the Planning Commission through Section 60.35.15:***
- a. The dedicated land forms a single parcel of land except where the Planning Commission determines two (2) parcels or more would be in the public interest to complement the overall site design.***
 - b. The shape of the open space is such that the length is not more than three (3) times the width the purpose of which is to provide usable space for a variety of activities except where the Planning Commission determines a greater proportioned length would be in the public interest and complement the overall site design.***
 - c. The dedicated land(s) is located to reasonably serve all lots for the development, for which the dedication is required.***

The applicant's plans show that the majority of the open space tracts are located along the natural resource area, which spans the length of the site, resulting in open space tracts that are generally long and linear. The applicant explains that the shape of the open space area on this site, is in the public interest, as it increases public visual and recreational access to the natural on-site features. The multi-use trail is proposed to be located generally along these open spaces which will provide views to the south for trail users and residents alike. Additional open space is provided in tracts N, Q, S and EE, which provide open space throughout the development in order to provide open space in closer proximity to a greater number of homes.

Staff finds in support of the criterion and incorporates the facts and findings as stated in response to the summary prepared for standards contained in Section 60.35.15.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 10. *For proposals within the SC-S (Station Community-Sunset) zoning district, the requirements identified in Sections 20.20.40.2. and 20.20.40.3. are satisfied.***

The proposed PUD is not located within the SC-S zoning district, therefore this criteria is

not applicable.

Therefore, staff finds the criterion is not applicable.

- 11. *If the application proposes to develop the PUD over multiple phases, the decision making authority may approve a time schedule of not more than five (5) years for the multiple development phases. If a phased PUD has been approved, development of the future phases of the PUD shall be filed within five (5) years of the date of decision of the PUD. Refer to Section 50.90.***

The applicant has proposed the PUD will develop over ten (10) phases, and understands that development applications shall be filed within five (5) years.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 12. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Conditional Use-PUD application in the proper sequence. The PUD is being processed concurrently with the following applications Preliminary Subdivision-Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Property Line Adjustment (PLA2018-0002), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). The PUD application is dependent upon approval of the Zoning Map Amendment (ZMA2018-0005), Preliminary Subdivision (LD2018-0026), Property Line Adjustment (PLA2018-0002), Sidewalk Design Modification (SDM2018-0004) and Tree Plan Two (TP2018-0007). As such, staff recommends a condition of approval that the above listed applications be approved in order for CU2018-0014 to be approved.

Therefore, staff finds that by meeting the Conditions of Approval, the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2018-0014 (The Vineyard at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment I.

Planned Unit Development Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Modification of Base Zoning Standards			
60.35.10.1A Permitted Uses	Compliance with permitted and conditional uses of the zoning district.	The development proposes detached and attached residential housing, which are permitted in the R2, R4, R5, and R7 zones. Additionally, open spaces and a public pathway system is proposed which meets section 60.35.10.1.C.1, 2, & 4 as an allowed accessory use to the PUD development.	Yes
60.35.10.1B Detached and Attached Dwellings	Detached and attached dwellings may be allowed in a PUD provided the overall residential density satisfies the applicable residential density provisions of the Code.	The development proposes densities for the detached and attached dwellings which are greater than the required minimum densities, and lower than the maximum allowable densities as is found in the densities calculations table of Facilities Review. A mix of attached and detached dwellings are proposed.	Yes
60.35.10.2 Density and Lot Dimensions	Density and building scale shall relate to the surrounding neighborhood development and natural resources by providing massing and architectural compatibility with surrounding neighborhood.	The applicant proposes single family detached and attached lots. Future building permits and/or Design Review will be reviewed for height and setbacks. The applicant request modification to the base zoning standards as part of the PUD which are addressed below. The minimum density for the site is 206 units whereas the maximum is 558. The applicant is proposing 297 units, therefore the proposal is within the limits of what is allowed by the base zoning.	Yes
60.35.10.2.A.1 Density Transfers	Density transfers allow an equal transfer of dwelling units from one portion of the site to another in certain areas.	The applicant has not proposed density transfers.	N/A

60.35.10.2.B.1 Residential Lot Sizes	Minimum lot size may be reduced to 50% of the minimum land area of the applicable zoning district(s), except as permitted in 60.35.10.3.C.2.	All proposed lots are within the size envelope described for each zoning district.	Yes
60.35.10.2.B.2 Residential Lot Sizes	Minimum lot size proposed between 25% and 50% of the minimum land area of the applicable zoning district, shall meet the applicable Design Standards or Design Guidelines related to Compact Detached Housing in Section 60.05.	The applicant has not proposed lots below the 50% minimum land area of the applicable zoning district.	N/A
60.35.10.2.B.3 Residential Lot Sizes	Maximum lot size may not exceed 195% of the minimum land area of the applicable zoning district(s) in conformance with the table below unless designated for a future phase, which includes further division of property or development of attached product. When the maximum density for the parent parcel has been achieved or a lot is greater than 195 percent of the base zone, the oversized lot(s) shall include a deed restriction to preclude unintended partitioning or subdividing of such lots in accordance with the requirements of the approved PUD.	The proposal does not exceed maximum lot sizes and/or density.	Yes
60.35-10.2.B.4 Residential Lot Sizes	A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary subdivision.	As proposed, the PUD does not result in fewer dwelling units than a site reviewed as a Preliminary subdivision.	Yes
60.35.10.3.A.1-2 Setbacks	Proposed lots abutting the perimeter of the property shall comply with the standard front and rear yard setbacks of the parent parcel. Side yards of the parent parcel may not be reduced unless approved by the Planning Commission and utilizing Development Bonus and Development Incentive Options of Section 60.35.30.	The proposed lots will be located within the SCMCP and proposed to meet the parent parcel setbacks. The proposed setbacks do not interfere with pedestrian or bicycle connections to the street or stormwater management, and will meet fire and building codes, at the appropriate permit review stage. Subject to a condition of approval parent parcel setbacks will be met.	Yes w/COA
60.35.10.3.B.1 Front Setbacks	Front setbacks interior to the PUD may be reduced, excluding the garage where the garage door faces the front property line. Structures shall	The Proposed Building Setback table in the Facilities Review report addresses requested setbacks. Reductions to front	Yes

	not encroach in a public utility easement.	yard setbacks are requested in the R2, R4 R5 and R7 zoning districts. Reductions to front yard garages are not proposed. The proposed setbacks do not encroach into public utility easements and the placement of structures will be verified at the Building Permit/Design Review stage to ensure that structures are not placed over easements.	
60.35.10.3.B.2 Front Setbacks	Garages that face a public street shall be set back 20 feet from the property line and recessed a minimum of 4 feet from the front building plane, not including porches, when facing a street.	Garages are proposed a minimum of 20 feet from the front yard when facing public streets, except in the R2 zoning district which allows garages at 18.5 feet. The applicant's plans also show that that the garage is recessed a minimum of 4 feet from the front building plane, when facing a street.	Yes
60.35.10.3.C.1 Rear Setbacks	Rear setbacks shall be the same as the base zone for the parent parcel, excepting alley accessed lots which may be reduced to 4-feet.	The subject site abuts SW 175 th Avenue on the east, therefore, the adjacent property line is considered the front property line, consistent with the Beaverton Development Code Chapter 90 definition of Front Lot Line. As a result, the western property line of the subject site is the rear parent parcel property line. The applicant's plans show that there are lots zoned R4, R5 and R7 abutting the rear parent parcel property line and therefore are subject to the standard rear setbacks. The applicant's plans show that the affected lots comply with the required parent parcel setbacks in their respective zones. Additionally, staff recommend a condition of approval that these setbacks be verified at Building permit issuance.	Yes w/ COA
60.35.10.3.C.2 Rear Setbacks	Garages and carports accessed from both sides of an alley shall be set back a minimum of 4' with no less than 28' between garage doors.	The applicant proposes a garage setbacks of either 4 feet for alley loaded townhomes, abutting a 20-foot wide alley, therefore	Yes/ w COA

		establishing a minimum of 28 feet between garage doors. Staff also recommend a condition of approval requiring setbacks be confirmed prior to recording of any plat.	
60.35.10.3.D Side Setbacks	Except for zero-lot line development side setbacks are a minimum of 3' with a total of 6' between two buildings. Zero-lot line developments shall have one side yard setback of 10' and the other zero.	The applicant proposes a variation of setbacks ranging from 3 feet to 10 feet.	Yes

Open Space			
60.35.15.1 Open Space Percentage	A PUD shall provide a minimum of 20% of the subject site as open space.	This standard applies to properties outside the SCMCP.	N/A
60.35.15.2.Exemption	Properties within the South Cooper Mountain Community Plan (SCMCP) are exempt from the open space requirements in Section 60.35.15.1, but shall provide all community features, including but not limited to, trails, habitat benefit areas, and scenic views identified in the SCMCP, as identified in Section 60.35.25.	The applicant is required to provide a total of 400,487 square feet of total open space. The applicant proposes approximately 459,279 square feet of total open space, inclusive of Natural Areas, Water Quality Areas, and active open space including trails and open space tracts.	Yes
60.35.15.3. Open Space Standards	Open space shall be land that is available for the creation of active and/or passive areas, or resource areas that provide visible and accessible open space to the proposed community.	The proposed open space areas are accessible to the community as they are located along the proposed multiuse trail, consistent with the SCMCP, and proposed public streets.	Yes
60.35.15.3.A Passive Open space	The following resource areas may count towards passive open space: Significant trees and/or groves, habitat benefit areas, view corridors, steep slopes, water quality facilities, environmentally sensitive areas including wetlands and any buffers required by CWS or other regulatory body.	The applicant has accounted for these areas in the Open Space calculation. The applicant's plan includes, water quality facilities, wetlands and a vegetated corridor, as required by CWS.	Yes
60.35.15.3.B Accessibility	Open space shall be easily accessible, physically or visually, to all members of the planned	All proposed open space will be accessible from paths and public	Yes

	community via a minimum thirty (30) foot wide street frontage of access easement.	roadways, both physically and visually.	
60.35.15.3.C Slope	Not more than 60% of the gross land dedicated may have slopes greater than 5%.	The applicant states that due to the steeply sloping nature of the site and the amenities provided (Multi-Use Trail, open lawns, viewing areas, pedestrian access ways), the site does not meet this standard. Where practicable, the applicant has provided grading to allow the inclusions of play structures (Tract Q), and accessible seating areas (Tracts N & Q) and has worked with City staff and THPRD to identify the most suitable route for the Multi-Use Trail within the drainage area in order to minimize impacts to the resource, while achieving acceptable grades across the trail length. In the context of the site and amenities provided, in addition to the location of the THPRD property to the immediate south, the applicant requests a reduction of this standard to accommodate the site design as proposed. Staff finds that given the average grade of the site is approximately 10%, the applicant's request is reasonable and staff supports granting their request.	Yes
60.35.15.3.D Irrigation	Open spaces shall have a dedicated irrigation system. Resource areas are exempt.	The applicant states that landscaping within open space tracts (outside of the wetland and CWS vegetated corridor areas) will be provided with a dedicated meter and underground irrigation system. Staff recommends a condition of approval that open space areas, with the exception of the resource areas have a dedicated irrigation system, to ensure adequate water supply during the establishment period of 3-years and during period of drought.	Yes w/COA

60.35.15.3.E Developments over 10 acres	Developments greater than 10 acres in size shall dedicate 25% of total required open space to active commons areas.	The proposed development is 54.28 acres in size, therefore this Section is applicable. The applicant proposes greater than the minimum required amount of active open space.	Yes
60.35.15.3.F Exclusions	Open space does not include streets, driveways, parking lots, buildings, buffers or vehicular access areas.	The proposal does not include these areas.	Yes
60.35.15.4.A Common Area Square Footage	Active open space areas are common areas that may be gathering spots, community rooms, play areas, overlooks, or any that consist of active uses for owners, residents, or the community at large.	The applicant states that with the exception of the multi-use trails and pedestrian accessways, each of the Active Open Space tracts proposed has a minimum area exceeding the minimum residential lot size allowed pursuant to Section 60.35.10.B. However, it is noted that several of the tracts, including Tracts F, J, K, and N do not exceed 40 feet in width. Tract N is adjacent to Open Space Tract R which provides an extension to Tract N. Tracts F, J and K are undersized but also lacking necessary physical improvements. The applicant's plans show that the development is providing excess open space and therefore these smaller, undersized tracts are not required. However, should the applicant wish to consider them Active Open Space Tracts, they shall be furnished with improvements, consistent with requirements of this section. Staff recommend a condition of approval that the applicant demonstrate compliance with the active open space improvement requirements identified in Section 60.35.15.4.A. prior to site development permit issuance.	Yes
60.35.15.4.B Abutting Collectors	Active open space may abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, when separated from the street by a barrier,	The applicant proposes two active open tracts (S and X) which abut SW 175 th Avenue, an Arterial, and SW Barrows Road, a Collector. The applicant states	Yes

	such as a fence or wall, at least three (3) feet in height.	that a minimum 3-foot-tall fence is to be constructed along these frontages, except where access to the street is required. The applicant's plans show that a fence, 3 feet in height is being proposed in these areas.	
60.35.15.4.C Physical Accessibility	Active open space shall be physically accessible to all residents of the development.	The proposed open spaces will be accessible to all residents of the development.	Yes
60.35.15.4.D Improvements	Active open space shall include physical improvements to enhance the area. These improvements may include benches, gazebos, plazas, picnic areas, playground equipment, sport courts, swimming/wading pools, indoor clubhouse or meeting facilities, play fields, or other items permitted.	The proposal includes the open space features as required. The applicant's open space plan identifies common amenities. Details of physical improvements are to be shown as part of the Site Development Permit submit to separate review. Staff recommend a condition of approval that active open space improvements shall be consistent with requirements identified in Section 60.35.15.4.D.	Yes w/COA
60.35.15.4.E Interior Common Open Space	Floor area within buildings devoted to common uses serving the residents of the development may be counted as Active Open Space based on the total floor area devoted to such uses.	The proposal does not include buildings devoted to common uses.	N/A
60.35.15.5.A-C Maintenance and Ownership	Land shown on the final development plan as common open space, and landscaping and/or planting contained therein shall be permanently maintained by and conveyed to either an HOA or public agency dedicated into perpetuity as permanent through application of CC&R's or deed restriction approved by the City Attorney.	Covenants, Conveyances and Restrictions (CC&Rs) and/or HOA policies and responsibilities will be established for the final plan. HOA will take ownership of common open spaces and be responsible for permanent maintenance. Staff recommends a condition of approval that all tracts be owned and maintained by the HOA unless they are dedicated to a public agency.	Yes w/COA

Building Architecture – PUD – Detached only			
60.35.20.1 Purpose	Architectural standards are intended to promote innovative design. Cluster housing or grouping buildings to maximize open space is encouraged.	This section applies to the 228 detached single-family homes as part of the PUD. Staff recommends a condition of approval that all single family	Yes w/COA

		detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	
60.35.20.2.A Building Orientation	Buildings shall be oriented towards the street or public open spaces unless exempted by the Planning Commission.	All detached buildings are oriented toward the street or open spaces.	Yes
60.35.20.2.B Direct Access	Buildings or lots shall have direct access to sidewalks or paths that connect to a sidewalk system.	All lots have access to sidewalks or paths.	Yes
60.35.20.2.C Alley Access	Garages with rear alley access or shared drives are encouraged.	Rear alley garages are proposed with some attached single-family components of the proposal. No detached single-family dwellings are proposed to have rear loaded access.	N/A
60.35.20.2.D Primary Entrance	Buildings shall have their primary entrance to a street or publicly accessible sidewalk where buildings face public parks, common areas or open space.	The applicant has oriented all single-family detached buildings toward a street or publically accessible sidewalk.	Yes
60.35.20.2.E Primary Entrances	Primary entrances shall be covered or recessed with a minimum depth of 3 feet and width of 5 feet.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes w/COA
60.35.20.3.A-C Building Heights	Maximum building height standards may be increased up to 12 feet when the applicable building setback distance along the perimeter of the parent parcel is increased at a ratio of 1.5 additional feet of setback for every foot of building height over the base zone standard for building height. For the SCMCP structures which do not abut the exterior boundary may be allowed to vary in height, without satisfying the Section 60.35.20.3, in order to provide for a variety of housing types. Graduated building	The applicant requests the following height increases: R2: 52 Feet R4: 47 Feet R5: 47 Feet R7: 47 Feet The applicant states that while it is anticipated that dwellings in each applicable zone will conform to the base building height of the zone, the applicant requests the ability to increase	Yes w/COA

	height standards shall not apply where existing structures on adjacent properties are rural in their development or use.	the maximum building height in each zone by up to 12 feet to allow for a variety of housing types and accommodate the steep slopes on the site. Staff recommend a condition of approval that buildings on lots abutting the northern site boundary and buildings on lots abutting SW 175th Avenue, for that portion which is outside the plan area, are subject to the graduated building height standard, Section 60.35.20.3.A. Building heights will be verified at the Building Permit review stage.	
60.35.20.4.A Architectural Standards: Scale & Massing	Scale and massing shall complement the surrounding uses.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes w/COA
60.35.20.4.B Attached Dwellings	Front façade elevations shall not be repeated on adjacent lots along the same street frontage.	The applicant states no front elevations will be repeated per Code requirements. Staff recommends a condition of approval that no front façade elevations be repeated on adjacent lots, consistent with Section 60.35.20.	Yes w/COA
60.35.20.4.C Design Elements	Buildings shall incorporate at least 6 of the listed building elements on the front, rear, common open space, and street facing elevations and 4 interior side yard elevations, as listed in the Code.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes w/COA

60.35.20.4.D	Building elevation is measured as the horizontal plane between the lowest plate line and highest plate line of any full or partial building story containing doors, porches, balconies, terraces and/or windows.	The applicant states that this method will be employed when determining compliance with this Section and has provided sample elevations to demonstrate how this requirement may be met. This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes w/COA
60.35.20.4.E Alternative Building Design	Alternative building design may reflect modern building form and style and may be approved by the Planning Commission if it can demonstrate successful use of materials and form.	The applicant has not requested alternative building designs.	N/A
Development Bonuses and Development Incentive Options			
60.35.30 Development Bonuses and Incentives	PUD offers the applicants additional standards which can be met as incentives to promote innovative approaches and can lead to reduced open space and reduced setbacks.	The applicant is not seeking development bonuses or incentives.	N/A

All relevant South Cooper Mountain Community Plan Policies are addressed within the Conditional Use – PUD section of this staff report in response to Criterion 4.

**LD2018-0025
ANALYSIS AND FINDINGS FOR
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL
(LARGE LOT)**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.5.C Approval Criteria. *In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. ***The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Threshold 1 for a Preliminary Subdivision states that an application for Preliminary Subdivision shall be required when the following threshold applies:

1. *The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

The applicant proposes a six (6) lot subdivision as an interim subdivision to allow for a phased sale, and phased development, of the final proposed 297 unit development (reviewed as a separate but concurrent land division application LD2018-0026). No physical development is proposed with this Preliminary Subdivision application. This meets threshold 1 for a Preliminary Subdivision.

Therefore, staff finds that the proposal meets the criterion for approval.

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

The applicant has submitted this Preliminary Subdivision application as part of a concurrently processed land use package containing a Zoning Map Amendment, Conditional Use-Planned Unit Development, Preliminary Subdivision (Small Lot), Property Line Adjustment, Sidewalk Design Modification and Tree Plan Two applications. As the applications are being processed concurrently they do not conflict with each other. There are no previous land use approvals that will be affected by the proposed Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

- 4. *Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

All lots proposed by the applicant are oversized lots within their respective proposed zones. As previously discussed above, the purpose of the large lot subdivision is to allow phased development of the final or 'small lot' subdivision which is the ultimate buildout associated with the PUD. The 'small lot' Preliminary Subdivision application LD2018-0026 is being processed and considered concurrently with this application to show how the site can be fully developed in the future to meet minimum density requirements.

The large lot subdivision is intended to be an interim condition. As such staff recommends a condition of approval that the proposed lots must be developed together as a PUD. This condition must be recorded and serve as notice to future purchasers of any or all of the large lots. This requirement would survive the existing PUD, should it not be enacted and expire and require new PUD approval for development of the lots outside the PUD being processed concurrently to ensure the South Cooper Mountain Community Plan provisions, such as density requirements and resource protection are met by the ultimate development of the site.

Therefore, staff finds that the proposal meets the criterion for approval.

- 5. *If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant does not request phasing for the large lot subdivision.

Therefore, staff finds that the criterion for approval does not apply.

6. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***

- a) ***Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***

Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.

The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

Therefore, staff finds that the criterion for approval does not apply.

7. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.***

The proposal does not apply the lot area averaging standards. The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

Therefore, staff finds that the criterion for approval does not apply.

8. ***The proposal does not create a parcel which will have more than one (1) zoning designation.***

The interim large lot land division application will result in large parcels with more than one zoning designation. However, this is an interim condition on the project site during which no new structures subject to zoning regulations will be placed on the site. Physical development will occur with the full build-out of the small lot land division, ultimately complying with this approval criteria, as no final lot will have more than one zoning designation. The applicant's plans show that Open Space Tract 'R' spans over two proposed zones. Staff recommend a condition of approval requiring the applicant to further divide the tract, at the zoning line, to eliminate the split-zoned tract.

Therefore, staff finds that by meeting the condition of approval, the proposal meets the criterion for approval.

9. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted the required application materials for review of a Preliminary Subdivision application in the proper sequence. The Preliminary Subdivision application is being processed concurrently with the following applications: Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Small Lot (LD2018-0026), Property Line Adjustment (PLA2018-0002), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). The Preliminary Subdivision application is dependent upon approval of the Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Small Lot (LD2018-0026), Property Line Adjustment (PLA2018-0002), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). As such, staff recommend a condition of approval that the above mentioned applications be approved in order for this Preliminary Subdivision to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2018-0025 (The Vineyard at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment I.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.A-E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A

**LD2018-0026
ANALYSIS AND FINDINGS FOR
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL
(SMALL LOT SUBDIVISION – FULL BUILD OUT DEVELOPMENT)**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.5.C Approval Criteria. *In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Threshold 1 for a Preliminary Subdivision states that an application for Preliminary Subdivision shall be required when the following threshold applies:

- 1. The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

The applicant proposes a 297 lot subdivision (228 lots for detached single-family detached homes, 69 lots for attached single-family homes). This meets threshold 1 for a Preliminary Subdivision. The parent parcels are not subject to a pending Legal Lot Determination application.

Therefore, staff finds that the proposal meets the criterion for approval.

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

The applicant has submitted this Preliminary Subdivision application as part of a concurrently processed land use package containing a Conditional Use-Planned Unit Development, Preliminary Subdivision (Large Lot), Property Line Adjustment, Sidewalk Design Modification, Tree Plan Two and Zoning Map Amendment applications. As the applications are being processed concurrently they do not conflict with each other. There are no previous land use approvals that will be affected by the proposed Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

The applicant has not proposed any oversized lots.

Therefore, staff finds that the proposal meets the criterion for approval.

5. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant has proposed a ten (10) phase approach for the subdivision, and intends to submit the appropriate development applications within five (5) years of PUD approval. Criterion A of the Facilities Review report discusses the 10 proposed phases and how each phase provides the necessary public improvements to serve each phase. Staff incorporates the findings in response to Facilities Review approval criterion A in response to this approval criterion. Additionally, the applicant states that although the phases are numbered consecutively, the phases will be developed in the order that best allows for the provision of services within each phase. Staff recommend conditions of approval (Attachment H) to ensure each phase is accommodated by necessary public improvements, prior to the recording of any and all phases of the development.

Therefore, staff finds that by meeting the Conditions of Approval, the proposal meets the criterion for approval.

6. ***Applications that apply the lot area averaging standards of Section***

20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:

- a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***
- b) Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.***

The applicant does not propose lot averaging.

Therefore, staff finds that the criterion for approval does not apply.

- 7. Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.***

The applicant does not propose lot averaging.

Therefore, staff finds that the criterion for approval does not apply.

- 8. The proposal does not create a parcel which will have more than one (1) zoning designation.***

The applicant's plans show that Open Space Tract 'R' spans over two proposed zones. Staff recommend a condition of approval requiring the applicant to further divide the tract, at the zoning line, to eliminate the split-zoned tract.

Therefore, staff finds that by meeting the Condition of Approval, the proposal meets the criterion for approval.

- 9. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Preliminary Subdivision application in the proper sequence. The Preliminary Subdivision application is being processed concurrently with the following applications: Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Large Lot (LD2018-0025), Property Line Adjustment (PLA2018-0002), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). The Preliminary Subdivision application is dependent upon approval of the Conditional Use-PUD (CU2018-0014), Preliminary

Subdivision-Large Lot (LD2018-0025), Property Line Adjustment (PLA2018-0002), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). As such, staff recommend a condition of approval that the above mentioned applications be approved in order for this Preliminary Subdivision to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2018-0026 (The Vineyard at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment I.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein. The applicant is proposing to grade the area adjacent to the subject site on the Fox Hollow property, which will require an easement. Staff recommends a condition of approval that the grading easement must be in place prior to issuance of the site development permit for any phase where off-site grading is proposed.	Yes w/COA
60.15.10.2.A -C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	Storm water facilities and public rights-of-way are proposed within the applicable grading area. These areas are exempt from the grading standards.	Yes
60.15.10.3.A -E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	The applicant has provided grading plans and narrative responses that show compliance with the grading standards herein. Additionally, the applicant will be required to provide consent from the owner of the Fox Hollow property to allow for additional grading between the two sites to provide for more usable lots on both developments adjacent to the east property line. An easement will be required prior to Site Development permit issuance for the grading.	Yes w/ COA
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	Finished grades will not exceed pre-development slope.	Yes
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	The applicant has shown grading compliance for the parent parcel, as required.	Yes
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	Existing trees that do remain onsite will be protected in accordance with Tree Protection standards in Section 60.60.20 of the Code.	Yes

**PLA2018-0002
ANALYSIS AND FINDINGS FOR
PROPERTY LINE ADJUSTMENT**

40.45.05. Purpose.

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of the boundaries of land within the City of Beaverton. This Section is carried out by the approval criteria listed herein.

Section 40.45.15.1.C Approval Criteria.

In order to approve a Property Line Adjustment application, the decision making authority shall make findings based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

1. The application satisfies the threshold requirements for a Property Line Adjustment.

Section 40.45.15.1.A Threshold 1 states that an application for Property Line Adjustment shall be required when any of the following thresholds apply:

“The changing of a common boundary of two (2) lots of record where the number of lots or parcels does not change; except a proposal meeting the threshold for a Replat under Section 40.45.15.2, shall be processed as a Replat and not as a Property Line Adjustment.”

The applicant proposes to adjust the common boundary between Tax Lots 1600 and lot 1605 on the Washington County Tax Assessor’s Map 1S131 to establish the boundary for the two primary phases, which will facilitate the development of the ten (10) sub-phases, for the Planned Unit Development (PUD), proposed concurrently on the subject site. The proposal does not meet the thresholds for a Replat under Section 40.45.15.2, as the request does not increase or decrease the number of legal recorded lots.

Therefore, staff finds the proposal meets the criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant submitted the applicable fee for a Property Line Adjustment application.

Therefore, staff finds the proposal meets the criterion for approval.

3. **The Property Line Adjustment does not conflict with any existing City land use approval, public easement, or previous condition of approval applied to the subject property.**

The proposed property line adjustment does not conflict with any previous conditions of approval. The proposal to adjust lines has been reviewed by the City Site Development Engineer and finds that the adjustment, as shown on the submitted survey, does not conflict with any existing public easement.

Therefore, staff finds the proposal meets the criterion for approval.

4. ***An additional lot or parcel is not created.***

The applicant's proposal will not create an additional lot of record. The applicant proposes to adjust the common boundary between Tax Lot 1600 and Tax Lot 1605 on the Washington County Tax Assessor's Map 1S131 to facilitate the phasing plan associated with the Conditional Use-PUD (CU2018-0014), submitted concurrently with this application.

Therefore, staff finds the proposal meets the criterion for approval.

5. ***The Property Line Adjustment is consistent with all applicable provisions of Chapter 20 (Land Uses), unless the applicable provisions are modified by means of one or more applications which shall be already approved or considered concurrently with the Property Line Adjustment.***

The subject tax lots are currently zoned an Interim Washington County designation. The Property Line Adjustment application is being reviewed concurrently with a Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005) application and is dependent upon approval the approval of these applications. The modification of the common property line between Tax Lots 1600 and 1605 is intended to facilitate the Large-Lot Preliminary Subdivision (LD2018-0025) which will be further subdivided with the approval of the Preliminary Subdivision-Small Lot (LD2018-0026) for the full build-out of the concurrently proposed 297-unit PUD. Development on the site will not be permitted until the applicant has satisfied all requirements necessary to begin the PUD build-out. Until the full build-out, the two existing tax lots will be considered oversized lots and have multiple zoning designations, however, the existing house on the subject site will comply with all of the zones' setback and height requirements.

Therefore, staff finds the proposal meets the criterion for approval.

6. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations).*

The staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

Therefore, staff finds the proposal meets the criterion for approval.

7. *All critical facilities and services have, or can be improved to have, adequate capacity to serve the reconfigured lots.*

The Property Line Adjustment does not propose to alter any existing facilities or services that currently serve the subject site and existing development. The Property Line Adjustment is intended to facilitate the development of a 297-unit PUD which is being considered concurrently with this application. The applicant has demonstrated how critical facilities and services can be made available to serve each of the 297 lots at full build-out. The Property Line Adjustment is dependent upon the approval of the Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005) applications.

Therefore, staff finds that the approval criterion does not apply.

8. *The proposal will not eliminate pedestrian or vehicle access to the affected properties.*

Both Tax Lots 1600 and 1605 will retain frontage on SW 175th Avenue. Access to the site will remain at the existing location until such a time as alternative access is provided through the PUD, via SW Barrows Road at SW 175th Avenue, SW Alvord Lane at SW 175th Avenue. The applicant's plans indicate that the new permanent access for lots located north of the subject site (1603, 1604, 1700, 1800 and 1900 of Washington County Tax Assessors Map 1S131) will be located through SW Alvord Lane and SW 182nd Avenue, which is located on the adjacent Fox Hollow site. Staff recommend a condition of approval with other applicants submitted concurrently with this Property Line Adjustment, requiring that the current access for tax lots 1603, 1604, 1700, 1800 and 1900 remain until the new permanent access route is available. The property line adjustment will not eliminate any existing pedestrian or vehicular movement across either existing lots.

Therefore, staff finds the proposal meets the criterion for approval.

9. *The proposal does not create a parcel which will have more than one (1) zoning designation.*

Staff incorporate findings found for Criterion 7 above, in response to Criterion 9. The Property Line Adjustment will result in a temporary condition of two parcels which will have more than one zoning designation. However, the Property Line Adjustment is intended to facilitate the phased development of a 297 PUD, which will ultimately comply with this criterion. The Property Line Adjustment is subject to the approval of other associated land use applications: Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). Additionally, the existing lots contain both Standard Density and Medium Density Land Use designations. The applicant is proposing a Zoning Map Amendment (ZMA2018-0005) consistent with the existing Land Use designations, and as such, the Property Line Adjustment does not create a parcel with more than one zoning designation but rather reconfigures a parcel which already contains multiple zoning districts. The Property Line Adjustment application does not create a further non-conformity, as the properties zoning districts will be split with the adoption of the Zoning Map Amendment proposed with this application. The intent of the Property Line Adjustment is to allow the southern portion of the site to develop while the northern portion remains in agricultural use until the time of future development.

Therefore, staff finds the proposal meets the criterion for approval.

10. *The application contains all required submittal materials as specified in Section 50.25.1 of the Development Code.*

The submitted Property Line Adjustment application contained all applicable submittal requirements necessary to be deemed complete.

Therefore, the Committee finds that by meeting the conditions of approval the criterion for approval will be met.

11. *Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.*

The application was submitted on June 13, 2018, concurrently with the following applications: Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Sidewalk Design Modification (SDM2018-0004), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). In the review of the materials during the application review, staff found that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

No other applications are required of the applicant for this stage of City approvals.

Therefore, the staff find that by meeting the conditions of approval the criterion for approval will be met.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **PLA2018-0002 (The Vineyard at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment I.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.A-E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A

SDM2018-0004
ANALYSIS AND FINDINGS FOR
SIDEWALK DESIGN MODIFICATION APPROVAL

Section 40.58.05. Sidewalk Design Modification Application; Purpose

The purpose of the Sidewalk Design Modification application is to provide a mechanism whereby the City's street design standards relating to the locations and dimensions of sidewalks or required street landscaping can be modified to address existing conditions and constraints as a specific application. For purposes of this section, sidewalk ramps constructed with or without contiguous sidewalk panels leading to and away from the ramp shall be considered sidewalks. This section is implemented by the approval criteria listed herein.

Section 40.58.15.1.C. Approval Criteria

In order to approve a Sidewalk Design Modification application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.

Section 40.58.15.1.A.1 Threshold 1 for a Sidewalk Design Modification states that a Sidewalk Design Modification approval is required when;

- 1. The sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.*

The applicant is requesting to eliminate the planter strip at the following locations:

- On both sides of SW Watchman Lane;
- Around the cul-de-sac bulb at the terminus of SW Maiden Court;
- On both sides of SW Barrows Road at the drainage crossing; and
- On both sides of SW Alvord Lane.
- On both sides of SW 176th Drive, north of SW Barrows Road.

Additionally, for that portion of SW 176th Drive that is north of SW Barrows Road, the applicant is requesting to provide sidewalks on only one side of SW 176th Drive.

Therefore, staff find that the proposal meets the criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant has paid the appropriate fee for a Sidewalk Design Modification application.

Therefore, staff find the proposal meets the criterion for approval.

3. One or more of the following criteria are satisfied:

- a. That there exist local topographic conditions, which would result in any of the following:***
 - i. A sidewalk that is located above or below the top surface of a finished curb.***
 - ii. A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.***
- b. That there exist local physical conditions such as:***
 - i. An existing structure prevents the construction of a standard sidewalk.***
 - ii. An existing utility device prevents the construction of a standard sidewalk.***
 - iii. Rock outcroppings prevent the construction of a standard sidewalk without blasting.***
- c. That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.***
- d. That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.***

The applicant states that they request to eliminate the planter strip on both sides of SW Watchman Lane, around the cul-de-sac bulb at the terminus of SW Maiden Court; and on both sides of SW Barrows Road at the drainage crossing. The applicant explains that the request is being made due to steep slopes on the site, the location of the drainage way, and the alignment of SW Barrows Road, therefore, access to the lots south of SW Barrows Road is required to be a cul-de-sac. Additionally, the applicant states that in order to provide access to the water quality facility, minimize impacts to the significant natural resource, and to allow a widened on-street connection between the SW Barrows Road trail crossing and the off-street trail segment to the south, the applicant requests the ability to construct a 12-foot-wide curb tight trail section in this location. On SW Barrows Road and SW Alvord Lane, the SCMCP plan requires crossings over the resource area. In order to minimize the width of the crossing and avoid unnecessary impacts to the corridor, the applicant requests curb tight sidewalks at these locations. By not including the planter strips, a narrower crossing is achieved, resulting in less disturbance of the resource.

With regards to SW Watchman Lane, lots and streets in this area are located in an area of greater than 11% slopes, and are further constrained by the location of the significant natural resource to the east and required street locations to the south. The applicant explains that lots north of SW Watchman Lane already have a limited lot depth of less than 90 feet, and the addition of the planter strip further reduces the utility and development potential of the lots, including the need for larger retaining walls and significant grading. The elimination of the planter strip will not limit the use of the sidewalk and travel lanes while maintaining the intent of the street sections and safe operation. The applicant has also requested to eliminate the planter strip on both sides of SW 176th Drive, a dead-end street, as well as the sidewalk on the west side of SW 176th Drive, north of SW Barrows Road. A curb-tight sidewalk will be provided on the east side of SW 176th Avenue, north of SW Barrows Road, located within an easement on lots 188-198. The west side of this portion of SW 176th Avenue is adjacent to Open Space Tract 'A' and does not abut any proposed lots as there is a steep grade change behind the

western curb line of SW 176th Avenue that leads down to the resource area. The proposed curb-tight sidewalks will be adequate to maintain safe pedestrian movement through the development.

Therefore, staff find the proposal meets the criterion for approval.

4. *The proposal complies with provisions of Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements and 60.55.30 Minimum Street Widths.*

The applicant's plans show that the proposed streets to be modified will still provide adequate and direct access to all lots. The proposed curb tight sidewalks will maintain at least five (5) feet of unobstructed width and will connect to the surrounding pedestrian circulation system, consistent with Sections 60.55.25 and 60.55.30.

Therefore, staff find that by meeting the Conditions of Approval, the proposal meets the criterion for approval.

Therefore, staff find that the proposal meets the criterion for approval.

5. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The Sidewalk Design Modification application is being processed concurrently with the Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Property Line Adjustment (PLA2018-0002), Tree Plan Two (TP2018-0007), and Zoning Map Amendment (ZMA2018-0005). In the review of the materials during the application review, staff found that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

6. *The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.*

Staff cites Facilities Review findings to criteria F and G provided herein. The proposed Sidewalk Design Modification of one street will maintain safe and efficient pedestrian circulation within the site.

Therefore, staff find the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2018-0004 (The Vineyard at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment

TP2018-0007
ANALYSIS AND FINDINGS FOR
TREE PLAN TWO APPROVAL

Section 40.90.05 Tree Plan Applications: Purpose

Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.

Section 40.45.15.5.C Approval Criteria:

In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

1. The proposal satisfies the threshold requirements for a Tree Plan Two application.

Thresholds 1 and 3 of the Tree Plan Two application state;

- 1. Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within one (1) calendar year period...*
- 3. Commercial, Residential, or Industrial zoning district: Removal of up to and including 75% of the total DBH of non-exempt surveyed tree(s) found on the project site within SNRAs, Significant Groves, or Sensitive Areas as defined by Clean Water Services.*

The applicant proposes the removal of 45 Community Trees (includes those identified by the applicant as Street Trees) which is greater than 10% of the number of Community Trees found on site. The applicant also proposes to remove 69 non-exempt surveyed trees (including two potentially off-site trees, near the southern boundary of Tax Lot 1605), accounting for approximately 38% of the total DBH of non-exempt trees located on the site. The removal of the 114 trees is necessary due to trail construction, or installation of other required infrastructure, as identified on the SCMCP. Therefore, a Tree Plan Two application is required. The applicant has submitted a Preliminary Grading and Tree Plans, accompanied by an arborist's report, submitted with the application.

Therefore, the proposal meets two of the thresholds for Tree Plan Two.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fee for a Tree Plan Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.*

The applicant has provided an arborist's report which includes a tree table on the existing conditions plan, those trees which are in poor condition or are dead and will be removed, while invasive species will also be removed to observe good forestry practices. The remainder of the trees will be removed to accommodate development.

Therefore, staff finds that the proposal meets the criterion for approval.

4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.*

The applicant states that the site is designated for standard and medium density development in the Comprehensive Plan, allowing for moderately intense development. In order to meet the density requirements of the site as well as provide the needed street and trail network, removal of trees is necessary to accommodate physical development and meet the requirements of the SCMCP. The applicant proposes to preserve a significant portion of the natural resource area, encompassing streams, wetland and vegetated areas, clustering development away from that area.

In response to the applicant's statement, staff confirms that the proposed development plan has been designed to accommodate construction of the public infrastructure required by the City's Transportation System Plan and SCMCP.

The applicant's plans show the removal of two trees, straddling the southern boundary, with the THPRD property to the south. The applicant has provided a Letter of Consent from THPRD, acknowledging and consenting to having its property included in the subdivision application for the subject proposal, including the proposed provisions of infrastructure, grading, utility and stormwater treatment.

Staff recommends certain conditions of approval for the protection of all trees to be saved within all SNRA portions of the development site.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 5. *If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Tree removal is intended to allow development of the site. Some trees are proposed for removal due to poor health, as determined by the applicant's arborist. Staff concurs.

Therefore, staff finds that the criterion for approval does not apply.

- 6. *If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

In order for the proposed development to provide public streets as planned, certain trees must be removed. The applicant states that the installation and widening of public streets and trails requires the removal of 36 trees to install public utilities and streets within the subject site.

Therefore, staff finds that the proposal meets the criterion for approval.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

The applicant states that approximately 58 trees are proposed to be removed to accommodate street improvements within public streets and trails within the site. No reasonable alternative exists based on the required street improvements and alignment to avoid tree removal. This criterion is met. Any adverse impacts will be mitigated through compliance with CWS mitigation and planting standards.

Therefore, staff finds that the proposal meets the criterion for approval.

- 8. *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.***

The applicant proposes to remove 69 trees that are located within the SNRA, including non-natives and exempt trees, and trees in poor or worse condition. Removal of these non-native and exempt trees will contribute to the health of native vegetation within the area, and any adverse impacts will be mitigated through compliance with CWS mitigation/planting standards.

In response to Criterion No. 8, staff finds the applicant's proposal to remove 69 trees, including the non-native trees, will not result in a reversal of the original determination for SNRA, specific to this portion of the SCMCP.

Therefore, staff finds that the proposal meets the criterion for approval.

9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.

The applicant states that the removal of trees within the SNRA on site will not result in isolated trees or hazards due to windthrow.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

10. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies, or can be made to comply through conditions, with all applicable provisions of Chapter 60.60 and 60.67.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

11. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

This approval criterion is identical to Facilities Review approval criterion J found within Attachment A above. Staff incorporate the finding and associated condition of approval, as stated therein.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The submitted tree plan proposal contained all applicable submittal requirements necessary to be deemed complete.

Therefore, staff finds that the proposal meets the criterion for approval.

13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

The Tree Plan Two application is being processed concurrently with the Conditional Use-PUD (CU2018-0014), Preliminary Subdivision-Large Lot (LD2018-0025), Preliminary Subdivision-Small Lot (LD2018-0026), Property Line Adjustment (PLA2018-0002), Sidewalk Design Modification (SDM2018-0004) and Zoning Map Amendment (ZMA2018-0005). In the review of the materials during the application review, staff found that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal and as such staff recommends a condition of approval that the above mentioned applications be approved in order for this Tree Plan Two to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2018-0007 (The Vineyard at Cooper Mountain PUD)** subject to the conditions identified in Attachment I.

Code Conformance Analysis Summary Table 60.60 & 60.67

STANDARD		PROJECT PROPOSAL	MEETS STANDARD ?
60.60.15.2 Removal and Preservation Standards - general			
60.60.15.2. C.1-3	For trees within SNRAs the following additional standards shall apply: 1. The minimum DBH of non-exempt surveyed trees that must be preserved on a site is as follows: b) Residential zoning districts: Twenty-five percent (25%) of the DBH of non-exempt surveyed trees found on a project site. 2. DBH to be retained shall be preserved in cohesive areas, termed Preservation Areas, when development is proposed in SNRAs or Significant Groves. 3. Native understory vegetation and trees shall be preserved in Preservation Areas.	The applicant states that 127 non-exempt trees are planned for preservation within SNRAs, accounting for 1,770 inches, or 62% of the total 2,847 inches of tree diameter. These trees and native understory will be enhanced per CWS standards and preserved in open space tracts, through the site.	Yes
60.60.15.2. C.4	Preservation Areas, conditioned for protection through the Development Review process, shall be preserved in clusters that are natural in appearance rather than in linear strips. Preservation Areas should connect with adjoining portions of the Significant Grove or SNRA...	The applicant's plans demonstrate that the trees planned for preservation are in cohesive areas that are natural in appearance and connect with portions of SNRAs and Significant Groves on other sites.	N/A
60.60.15.2. C.5	Preservation Areas, conditioned for protection through the Design Review process, shall be set aside in conservation easements and recorded with a deed restriction with Washington County, unless otherwise approved by the City.	The applicant has elected to not pursue a Design Review application at this time, however, the preservation area will be located within several undevelopable open space tracts, with the exception of permitted open space structures such as the multi-use trail and outfall structures, with access and maintenance easements to CWS.	Yes
60.60.15.2. C.6	Preservation Areas, conditioned for protection through the Land Division process, shall be set aside in tracts and recorded with a deed restriction with Washington County, unless otherwise	The preservation area will be located within several undevelopable open space tracts, with the exception of permitted open space structures such as the multi-use trail and outfall structures, with access and maintenance easement.	Yes

	approved by the City.		
60.60.15.2. C.7	Where a decision must be made to retain a native or non-native tree, the native species shall be retained...	The applicant states that they are not aware of, nor has the applicant's arborist identified, any situation where this has been an issue. Additionally, the applicant states that the removal of the trees is necessary to accommodate the proposed development, where no reasonable alternative exists.	N/A
60.60.15.2. C.8	Hazardous and dead trees within Significant Groves and SNRAs should be fallen only for safety and left at the resource site to serve as habitat for wildlife, unless the tree has been diagnosed with a disease and must be removed from the area to protect the remaining trees.	The applicant states that Tree felling and removal will be undertaken within the SNRA will be undertaken under the guidelines of Clean Water Services Sensitive Area Certification, Service Provider Letter #18-002050.	Yes
60.60.20 Tree Protection Standards – during Development			
60.60.20.1. A.1	Trees classified as Protected Trees under this Code shall be protected during development... Fence shall be 4' tall orange plastic or nor snow fence, secured to six foot (6') tall metal posts, driven two feet (2') into the ground. Heavy 12 gauge wire shall be strung between each post...	179 trees, both Community Trees and those located within SNRAs, are planned for retention. The applicant's arborist has provided tree plan recommendations consistent with the requirements of 60.60.20.1.A.1.	Yes
60.60.20.1. B	Within the protected root zone of each tree, the following development shall not be permitted: 1. Construction or placement of new buildings. 2. Grade change or cut and fill, except where hand excavation is approved with the submittal of an arborist's report, as part of application approval. 3. New impervious surfaces. 4. Trenching for utilities, irrigation, or drainage. 5. Staging or storage of any kind. 6. Vehicle maneuvering or parking	The applicant states that some of the listed activities, for the trees being protected on-site, will occur in accordance with the City adopting recommendations for protection by the Project Arborist. Staff recommend a condition approval to ensure that proper tree protection measures are taken, in compliance with Section 60.60.20.1.B.	Yes w/COA
60.60.25 Mitigation Requirements			
60.60.25.1 A	All mitigation tree planting shall take place in conformance with accepted arboricultural practices and shall be spaced a minimum of ten (10) feet apart.	On site planting mitigation is not proposed or required.	N/A

60.60.25.1 B	Trees planted for the purpose of tree removal mitigation shall be maintained in accordance with the approved mitigation plan. Monitoring of mitigation planting shall be the ongoing responsibility of the property owner	On site planting mitigation is not proposed or required.	N/A
60.60.25.1. C	Trees planted for the purpose of tree removal mitigation shall be set aside in a conservation easement or a separate tract and shall be designated as "Mitigation Trees"	On site planting mitigation is not proposed or required.	N/A
60.60.25.1. E	Street trees shall not be counted as providing mitigation of a SNRA or Significant Grove.	Mitigation is not required and Street Trees are not being counted towards mitigation.	N/A
60.60.25.2 Calculation for mitigation specific to Significant Groves			
60.60.25.2. A	Calculate the total DBH of the trees to be removed. Denote both deciduous and coniferous trees in separate tables; however, both tables will result in the sum total of the DBH to be removed.	The applicant's arborist report calculates the total DBH in conformance with this requirement. Mitigation is not required.	Yes
60.60.25.2 B	If the total DBH of trees to be removed is less than or equal to 50% of the total DBH of surveyed trees on the site, then no mitigation is required for the trees to be removed.	The total DBH of non-exempt trees to be removed is approximately 38%, less than 50% of the total DBH of surveyed trees. Accordingly, mitigation is not required.	Yes
60.60.25.3 Additional requirements for mitigation specific to Significant Groves			
60.60.25.3 A	Dead or dying trees within a Significant Grove or SNRA shall be fallen when required for safety. Such tree falling shall not require mitigation. However, the fallen log should remain in the Significant Grove...	The applicant's arborist's report provides an analysis of inventoried trees on the subject site. Significant trees proposed for removal have been counted in the calculation for mitigation requirements.	Yes
60.60.25.3 B	All trees planted for mitigation must meet the following minimum requirements: ... Min. 2" at planting...	On site planting mitigation is not proposed or required.	N/A
60.67 Significant Natural Resources			
60.67.05.1	Development activities in locations of possible significant natural resources and/or wetlands are subject to relevant procedures identified in Chapter 50.	The applicant's plans show that most of the development will occur around the significant natural resource areas, as identified in the South Cooper Mountain Community Plan, preserving most of the trees and other natural resources. The applicant has submitted a natural resource assessment with their application. For the trees that cannot be retained, the applicant has submitted a Tree Plan application	Yes

		concurrently with all the other applicable applications, in compliance with procedures identified in Chapter 50.	
60.67.05.2	For sites identified in the Local Wetland Inventory, notice of the proposed development shall be provided to DSL.	Wetlands and associated corridors are regulated jointly by the Oregon Department of State Lands and the US Army Corps of Engineers. The applicant has submitted the required documentation for joint permits. Conditions prepared by Site Development Engineering identify required permit prior to issuing the Site Development Permit.	Yes
60.67.10	Development activities in locations of Significant Riparian Corridors are subject to relevant procedures identified in Chapter 50.	The applicant has conducted a site assessment and submitted a report prepared by ES&A to meet Clean Water Services natural resource assessment requirements.	Yes

**RECOMMENDATION AND CONDITIONS OF APPROVAL
BY THE FACILITIES REVIEW COMMITTEE:
The Vineyard at Cooper Mountain PUD
CU2018-0014 / LD2018-0025 / LD2018-0026 / PLA2018-0002 / SDM2018-0004 /
TP2018-0007 / ZMA2018-0005**

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority in APPROVING the proposal, adopt the following conditions of approval:

Zoning Map Amendment (ZMA2018-0005)

1. Ensure that the zoning map is consistent with previously approved Comprehensive Plan Land Use Map CPA2018-0001. (Planning / ES)

Conditional Use-Planned Unit Development (CU2018-0014)

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications LD2018-0026 / TP2018- 0007 / ZMA2018-0005 have been approved and are consistent with the submitted plans. (Planning / ES)

B. Prior to Site Development Permit Issuance, the Applicant Shall:

2. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space does not have to be located within the phase boundaries but must be physically accessible to residents of the phase. Temporary open space may be utilized until permanent open space is constructed. The total open space requirements are approximately to 337 square feet of active and 1,011 square feet of total open space per dwelling unit. Should phase boundaries shift the calculation of required open space may be modified based on the square feet per dwelling unit listed above.
 - a. Phase 1A: 13,147 square feet active open space and 39,442 square feet total open space.
 - b. Phase 1B: 12,810 square feet active open space and 38,431 square feet total open space.
 - c. Phase 1C: 12,473 square feet active open space and 37,419 square feet of passive open space.
 - d. Phase 1D: 8,765 square feet active open space and 26,295 square feet total open space.
 - e. Phase 1E: 5,057 square feet active open space and 15,170 square feet total open space.
 - f. Phase 2A: 10,788 square feet active open space and 32,363 square feet total open space.
 - g. Phase 2B: 3,708 square feet active open space and 11,125 square feet total open space.

- h. Phase 2C: 8,765 square feet active open space and 26,295 square feet total open space.
 - i. Phase 2D: 13,484 square feet active open space and 40,453 square feet total open space.
 - j. Phase 2E: 11,125 square feet active open space and 33,374 square feet total open space.
3. Required active open space improvements shall be consistent with requirements identified in Section 60.35.15.4.D. (Planning / ES)

C. Prior to Building Permit Issuance, the Applicant Shall:

- 4. For lots adjacent to the parent parcel boundaries, show compliance with the parent parcel setbacks of the base zone in the front yard (abutting SW 175th Avenue), rear yards (western site boundary), and sides (north and south boundary lines). (Planning / ES)
- 5. For each phase, no greater than 75% of the building permits for lots located within the phase shall be issued until all common open space, including resource areas, active open space, and trails to meet the open space requirements shall be completed, including all common area landscaping. (Planning / ES)
- 6. Provide plans showing how each building permit sought for single family detached residential units meets the applicable architectural standards in Section 60.35.20 of the Development Code. (Planning / ES)
- 7. Buildings on lots abutting the northern site boundary (Lots 255-292) and buildings on lots abutting SW 175th Avenue (101-114, 169-198) are subject to the graduated building height standard, found in Section 60.35.20.3.A. (Planning / ES)
- 8. Provide plans showing that no facades are repeated on adjacent lots in accordance with Section 60.35.20.4.A of the Development Code. (Planning / ES)

Preliminary Subdivision (Large Lot) LD2018-0025

A. Prior to Final Land Division, the Applicant Shall:

- 1. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / ES)
- 2. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / ES)
- 3. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by both the City Engineer for area encumbered and County Surveyor as to form and nomenclature. Additionally have obtained approval to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate per the overall development and City masterplans; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision availability per adopted City standards and requirements. (Site Development Div./JJD/NP).
- 4. Ensure the associated land use applications ZMA2018-0005, CU2018-0014 and

LD2018-0026 have been approved and are consistent with the submitted plans. (Planning / ES)

5. All lots shall be developed together as a single PUD, either through the concurrently reviewed PUD or should this PUD not be enacted through a new PUD review. A covenant stating such shall be recorded against each lot prior to or concurrently with the plat. The City Attorney shall approve the final language. (Planning Division / ES)
6. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. Should an LID be formed the proportional share of improvement costs will be determined at the time of formation of the LID and proportioned accordingly. (Planning / ES)
7. For any development to occur within Phase 1, show dedication of additional right-of-way from centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Barrows Road and SW 175th Avenue. Dedication shall be for Phase 1 limits only. (Transportation / WashCo/NV)
8. Show provision of a non-access reservation along the Phase 1 frontage of SW 175th Avenue, except at the public street connection approved in conjunctions with this land use application. (Transportation / WashCo/NV)
9. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Barrows Road and SW 175th Avenue, if required per the preliminary Sight Distance Certification. (Transportation / WashCo/NV)
10. Submit a copy of the recorded property line adjustment, PLA2018-0002. (Planning / ES)
11. The current access for Tax Lots 1603, 1604, 1700, 1800 and 1900 of Washington County Tax Assessor's Map 1S131, shall remain until a new permanent access route is available to serve these lots. (Planning / ES)
12. Prior to the recording of any plat within Phase 1, show the dedication of utility and access easements to the city over the entirety off all public streets within the Phase 1 boundary. (Planning / ES)

Preliminary Subdivision (Small Lot) LD2018-0025

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications ZMA2018-0005 / CU2018-0014 / LD2018-0025 / TP2018-0007 have been approved and are consistent with the submitted plans. (Planning / ES)
2. Submit a copy of the recorded Final 2-Parcel Partition 18-122-P, as approved with conditions by Washington County on August 27, 2018. (Planning / ES)
3. The current access for Tax Lots 1603, 1604, 1700, 1800 and 1900 of Washington County Tax Assessor's Map 1S131, shall remain until a new permanent access route is available to serve these lots. (Planning / ES)
4. Establish a separate tract for that portion of Open Space Tract 'R' that is located within the R2 Zoning District to eliminate the split-zoned parcel, in compliance with approval criteria 40.45.15.5.C.8 of the Beaverton Development Code. (Planning / ES)

B. Prior to Site Development Permit Issuance for All Phases, the Applicant Shall:

5. Submit plans for the extension of SW Barrows Road as a 3-lane Collector Street, with landscaped median islands from the east property line to the point where the Fox Hollow development was approved to construct the street, except as otherwise approved by the City Engineer at the creek crossing. Where required, based on the Traffic Impact Analysis (TIA), the landscaped median island shall be replaced with a left-turn lane. (Planning / ES)
6. Submit plans, reviewed and approved by THPRD staff that show the construction of all portions of the community trail system consistent with the THPRD Trails Functional Plan contained within the applicable phase of development. (Planning / ES)
7. Submit plans that show ADA ramps, a marked crosswalk and Rectangular Rapid Flashing Beacons where the Community Trail crosses the Collector Street. (Transportation / JK)
8. Submit plans that show ADA ramps and pedestrian crossing signage where the Community trail crosses Alvord Lane. (Transportation / JK)
9. Submit plans that show all pedestrian walkways, on-street and off-street, have at least a minimum width of 5 feet. (Planning / ES).
10. Provide design and structural calculations for the retaining wall adjacent to SW 175th Avenue. Note: a slope easement may be required for the retaining wall. (Transportation / WashCo/NV)
11. Provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at all proposed public street connections to SW 175th Avenue. (Transportation / WashCo/NV)
12. Prior to Phase 1 Site Development permits, obtain all Washington County Permits as described below (Transportation / WashCo / NV):
 - A. The following shall be represented on the plat and recorded with Washington County:
 1. Dedication of additional right-of-way from the centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius and right-of-way for the signal at the intersection of SW Barrows Road and SW 175th Avenue. Dedication shall be for Phase I limits only.
 2. Provision of a non-access reservation along the Phase I frontage of SW 175th Avenue, except at the public street connection approved in conjunction with this land use application
 3. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Barrow Road and SW 175th Avenue, if required per the preliminary Sight Distance Certification.
 - B. Submit to **Washington County** Public Assurance Staff, 503-846-3843:
 1. A "Design Option" form and Engineer's Checklist (Appendix E of the

County's Road Design and Construction Standards).

2. **\$10,000.00** Administration Deposit.
3. A copy of the City's Land Use Approval with Conditions, signed and dated.
4. Preliminary certification of adequate sight distance for SW Barrows Road access to SW 175th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 - a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>

5. Three (3) sets of complete engineering plans for construction of the following public improvements, Geotech/Pavement report to support roadway sections, construction access details, a traffic control and circulation plan (for County roads):
 - a. Frontage improvements along Phase I frontage of SW 175th Avenue to an A-2 County Standard, including street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and a 6' sidewalk north of SW Barrows Road to County standards.
 - b. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at SW Barrows Road connection to SW 175th Avenue.
 - c. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue, if required for Phase I. Note: a slope easement may be required for the retaining wall.
 - d. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleson & Associates).
 - e. Design for the traffic signal at the intersection of SW Barrows Road and SW 175th Avenue. The signal shall not be activated until warrants are met.

13. Prior to Phase 2 Site Development permits, obtain all Washington County Permits as described below (Transportation / WashCo / NV):

- A. The following shall be represented on the plat and recorded with Washington County:

1. Dedication of additional right-of-way from the centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Alvord Lane and SW 175th Avenue.

2. Provision of a non-access reservation along the frontage of SW 175th Avenue, except at the public street connection approved in conjunction with this land use application
 3. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Alvord Lane and SW 175th Avenue, if required per the preliminary Sight Distance Certification.
- B. Submit to **Washington County** Public Assurance Staff, 503-846-3843:
1. A "Design Option" form and Engineer's Checklist (Appendix E of the County's Road Design and Construction Standards).
 2. **\$10,000.00** Administration Deposit.
 3. A copy of the City's Land Use Approval with Conditions, signed and dated.
 4. Preliminary certification of adequate sight distance for SW Alvord Lane access to SW 175th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 - a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).
<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>
 5. Three (3) sets of complete engineering plans for construction of the following public improvements, Geotech/Pavement report to support roadway sections, construction access details, a traffic control and circulation plan (for County roads):
 - a. Frontage improvements along the site's frontage of SW 175th Avenue to an **A-2** County Standard, including continuous street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and a 6' sidewalk north of SW Barrows Road to County standards.
 - b. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at SW Alvord Lane connection to SW 175th Avenue.
 - c. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue. Note: a slope easement may be required for the retaining wall.
 - d. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleson & Associates).

14. Make all arrangements necessary for the substantial completion of the proposed public improvements by the South Cooper Mountain Heights PUD and the 175th Washington County Improvement Project. Alternatively, make all arrangements necessary for the substantial completion of the proposed public improvements by The Ridge PUD and Scholls Valley Heights (Bartholemy) developments. If at the time of a pending site development permit issuance for the first phase of the Vineyard development, these necessary projects have not been substantially completed and fully accepted by the City, or acceptable vehicular and emergency vehicle access to the site is not yet constructed, then the approval of a final land division and plat recordation shall be delayed until all the critical public infrastructure referenced is in place, accepted by the City, and able to serve the Vineyard development as determined by the City Engineer. Physical connection to any off-site infrastructure shall be delayed until performance acceptance of said off-site infrastructure. (Site Development Div./JJD/NP)
15. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD/NP)
16. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD/NP)
17. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD/NP)
18. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities including plantings, CWS vegetative corridor enhancements & plantings, private streets, and common driveway/emergency access paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD/NP)
19. If needed, submit any required off-site easements executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD/NP)
20. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to SW 175th Avenue right of way. (Site Development Div./JJD/NP)
21. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland). (Site Development Div./JJD/NP)

22. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development / JJD /NP)
23. Submit documentation from the Tualatin Valley Water District (TVWD) that they have reviewed utility plans for the 175th Avenue frontage for proximity and affects to TVWD's infrastructure. (Site Development Div./JJD/NP)
24. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. (Site Development Div./JJD/NP)
25. Have obtained a copy of issued permits or other approvals needed from the Clean Water Services District for storm and or sanitary system connection as a part of the City's plan review process. Documentation from CWS is needed to verify that the pump station and force main in River Terrace is functional and is able to handle projected sanitary sewer flows from this development or any individual phase. (Site Development Div./JJD/NP).
26. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City as a part of the City's plan review process. (Site Development Div./JJD/NP)
27. Provide final construction plans and a final drainage report for each phase, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2017-05 in regard to water quality treatment. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for storm water management, as per the City Engineer's determination. (Site Development Div./JJD/NP)
28. Provide final grading plans with a detailed drainage analysis of the subject site by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site and areas immediately off-site that are inundated during a 100-year storm event, including the safe overflow conveyance from off-site tributary flows and from the proposed constructed storm water management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level and flow pathway shall be identified. (Site Development Div./JJD/NP)
29. Provide final grading plans to meet Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater unless otherwise specifically approved by the City Engineer. (Site Development Div./JJD/NP)
30. All T- intersections shall have 6 ADA ramps unless otherwise specifically approved by the City Engineer (see intersections of SW Steens Lane and SW Watchman Lane, SW Hayrick Terrace and SW Watchman Lane, SW Howlock Lane and SW 178th Drive, SW 178th Drive and SW Barrows Road, SW 176th Drive and SW Barrows Road). (Site Development Div./JJD/NP)
31. All sidewalk crossings shall be constructed at 2% cross slope per City Std Dwg 211 unless otherwise specifically approved by the City Engineer. (see driveways off SW Vinegar Terrace, SW 178th Drive, SW Hayrick Terrace, SW 176th Drive, SW Bosely

Terrace, SW Howlock Lane, SW Watchman Lane). (Site Development Div./JJD/NP)

32. All street section must meet City standards unless otherwise specifically approved by the City Engineer (see SW Watchman Lane, SW 176th Drive [north of Alvord], SW Maiden Court). (Site Development Div./JJD/NP)
33. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD/NP)
34. All public right-of-ways shall be designed as crown streets. Shed street designs will not be permitted unless approved by the City Engineer. (Transportation / JK).
35. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD/NP)
36. Submit a design for the retaining walls surrounding, adjacent, and within storm water management facilities designed by a civil engineer or structural engineer for the expected hydrological conditions. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with face texturing, or a City Engineer approved equivalent, and with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall. (Site Development Div./JJD/NP)
37. Provide plans for all other retaining walls not designed to contain storm water management facilities or public infrastructure. All such walls built to the benefit of lots must be privately-owned and maintained and no portion of them shall be located in the public right of way or encroaching public easements. (Site Development Div./JJD/NP)
38. Submit a grading plan showing the proposed building lowest finished floor elevation is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. Additionally, the minimum finished floor elevation shall be established and clearly documented on all site development plan sheets that include elevations and/or contours. A minimum finish floor elevation shall established for the future homes based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2)

two feet higher than the rim/overflow of the storm facility; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. This land-use approval shall provide for minor grade changes less than four vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD/NP)

39. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div./JJD/NP)
40. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development Div./JJD/NP)
41. Provide plans for street lights, illumination levels to be evaluated per City Design Manual. Option C requirements apply unless otherwise approved by the City Public Works Director and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee-in-lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD/NP)
42. Submit plans that show access for a maintenance vehicle within 5-feet from the front, or within 15-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. The maximum grade shall be 10% with 3% cross slope. Any retaining wall supporting this path must be extended to final grade unless otherwise specifically approved by the City Engineer. A direct worker access route to the structures in the pond area shall be provided no steeper than 4 (horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 4-feet wide and have a surface consisting of the equivalent of 3-inches of $\frac{3}{4}$ "-minus crush rock (to allow walking access in winter) and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div./JJD/NP)
43. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD/NP)
44. Provide plans to verify that the sight distance at all street intersections meets the City of Beaverton Engineering Design Manual requirements, or as approved by the City Engineer. (Transportation / JK)
45. Provide plans that show the installation of street illumination system on all public and private streets within the development including all alleys per City of Beaverton

standards. (Transportation / JK)

46. Provide plans that show the construction of a traffic signal at the intersection of SW 175th Avenue and Barrows Road per Washington County standards, with the first phase of development. (Transportation / JK)
47. Provide plans that show the construction of Barrows Road (Collector Road 6B per South Cooper Mountain plan) from 175th Avenue to the westerly boundary of the development per City of Beaverton Engineering Design Manual 3 lane collector street standards with a wider sidewalk (12' wide sidewalk) on the south side of the collector street between 175th Avenue and the community trail to the west, except as otherwise approved by the City Engineer in the creek crossing area. (Transportation / JK)
48. Provide plans showing water and sewer will be made available to serve future phases and developments. (Planning / ES)
49. Provide plans showing compliance with the grading requirements of Section 60.15.10 of the Development Code, unless otherwise approved by the Planning Commission. (Planning / ES)
50. Submit to the City a copy of the easement for proposed grading work on the Fox Hollow property along the western property line of The Vineyard, executed and ready for recording. (Planning / ES)
51. Provide proof of annexation to Clean Water Services. (Planning / ES)
52. Provide plans showing extension of the purple pipe, non-potable water system, as approved by the City Engineer. (Engineering / DW)
53. Submit documentation of water system modeling that verifies flow capacity of the water system. (City of Beaverton Engineering Design Manual Chapter VI, Section 610, Part L) (Engineering / DW)
54. Provide public utility plans for a telemetry controlled and monitored pressure reducing valve station as required for the proposed water system between the 794 HGL and 675 HGL pressure zones. Pressure reducing valve stations and their telemetry systems shall be constructed to the requirements of the City Utilities Engineer. Upsizing of the PRV station, beyond the proportional share, shall be eligible for SDC credits. (Engineering / DW)
55. Provide public utility plans for a 24" 794 HGL waterline and a 16" 550 HGL waterline located within the ROW of Road 6C as shown in the South Cooper Mountain Water System Concept Plan dated 02/20/2018. The 24" 794 HGL waterline shall be constructed using a TR Flex pipe and joint system. The project shall be eligible for a water system development charge credit equal to the estimated construction cost value of extra capacity improvements as determined and administered by the City Utilities Engineer. (Engineering / DW)
56. Obtain a demolition permit for the removal of the existing building(s). A plumbing permit is required for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (BC 8.02.035, Section 105, OSSC; Section 722, OPSC) The

removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic. (Building Division / TB)

57. For any development to occur within Phase 2, show dedication of additional right-of-way from centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Barrows Road and SW 175th Avenue. Dedication shall be for Phase 1 limits only. (Transportation / WashCo/NV)
58. For any development within Phase 2, show dedication of additional right-of-way from centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Alvord Lane and SW 175th Avenue. (Transportation / WashCo/NV)
59. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Barrows Road and SW 175th Avenue, if required per the preliminary Sight Distance Certification. (Transportation / WashCo/NV)
60. Demonstrate compliance with the active open space improvement requirements identified in Section 60.35.15.4.A. for all required active open space tracts. (Planning / ES)

C. Prior to Recording of a Plat for Any/All Phases, the Applicant Shall:

61. Prior to the recording of any plat within Phase 1, show the dedication of utility and access easements to the city over the entirety off all public streets within the Phase 1 boundary. (Planning / ES)
62. Prior to the recording of any plat within Phase 2, show the dedication of utility and access easements to the city over the entirety off all public streets within the Phase 2 boundary. (Planning / ES)
63. Submit to the City a copy of the CC&Rs. The CC&R's shall:
 - a. Provide for the maintenance of the private common open space, including all the trails, retaining walls, pathways, and walkways, not maintained by a public entity.
 - b. Ensure vegetation and signage located within common tracts be maintained in compliance with the site clearance standards outlined in the City of Beaverton's Engineering Design Manual. (Planning / ES)
64. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD/NP)
65. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. All public storm water facility tracts shall be conveyed to the City of Beaverton concurrently with the plat. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD/NP)

66. Show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans within the phase boundary being platted. (Planning / ES)
67. Demonstrate that all lots meet ordinance standards for lot size, dimension and frontage, as approved. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning / ES)
68. Provide a plan for each lot indicating all approved yard setbacks. (Planning / ES)
69. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning / ES)
70. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / ES)
71. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / ES)
72. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 5 years after preliminary plat approval, unless a time extension is approved. (Planning / ES)
73. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning / ES)
74. Provide a street name plan shown on the proposed plat consistent with the City's Street Name Plan. Street name signs shall not be installed prior to final plat approval. (Planning / ES)
75. The HOA shall be responsible for maintenance of all tracts unless said tract is transferred to a public agency for maintenance or ownership. The plat, or concurrently recorded document, shall specify maintenance responsibilities of each tract. (Planning / ES)
76. Have constructed all sidewalks and walkways, except for those specifically authorized by the City to be deferred until after the construction of the adjacent home(s) has been completed. (Planning / ES)
77. Have completed the construction of each street, with at least the first lift of asphalt in place. The final lift of asphalt is to be completed prior to issuance of the first building permits (excluding any model homes) for the affected phase. (Planning / ES)
78. Have paid to Washington County—and provided proof of payment to the City—the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat. (Planning / ES)
79. For the single family phases, pay the City's street tree planting fee for the street trees within that phase. Currently, the fee is \$200 per tree, with one tree on each side of the street required per 30 lineal feet of street frontage. (Planning / ES)
80. Record a pedestrian and bicycle access easement across all public walkways located

outside of the public right-of-way, shown on the approved plans. (Planning / ES)

81. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (Planning / ES)

82. Prior to final plat approval within Phase 1:

- a. Obtain a Finaled Washington County Facility Permit, contingent upon the following (Transportation/ WashCo. / NV):
 - i. The road improvements required as described below shall be completed and accepted by Washington county:
 1. Frontage improvements along Phase 1 frontage of SW 175th Avenue to an A-2 County Standard, including street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and 6' sidewalk north of SW Barrows to County standards.
 2. Improvements within the right-of-way as necessary to provide adequate intersection, sight distance at SW Barrows Road connection to SW 175th Avenue.
 3. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue, if required for Phase 1. Note: a slope easement may be required for the retaining wall.
 4. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleston & Associates).
 5. Design for the traffic signal at the intersection of SW Barrows Road and SW 175th Avenue. The signal shall not be activated until warrants are met.
 - ii. Upon completion of necessary improvements, submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

83. Prior to final plat approval within Phase 2:

- a. Obtain a Finaled Washington County Facility Permit, contingent upon the following (Transportation/ WashCo. / NV):
 - i. The road improvements required as described below shall be completed and accepted by Washington county:
 1. Frontage improvements along the site's frontage of SW 175th Avenue to an A-2 County Standard, including continuous street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and 6' sidewalk north of SW Barrows to County standards.
 2. Improvements within the right-of-way as necessary to provide adequate intersection, sight distance at SW Alvord Lane connection to SW 175th Avenue.
 3. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue. Note: a slope easement may be required for the retaining wall.
 4. Striping for a left-turn lane on SW 175th Avenue per the Traffic

Impact Analysis dated June 1, 2018 (Kittleson & Associates).

- ii. Upon completion of necessary improvements, submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

84. Prior to Final Plat approval within Phase 1, obtain a Washington County Facility Permit upon completion of the following (Transportation/ WashCo. / NV):

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **57.a**.
2. Pay to Washington County the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat.

85. Prior to Final Plat approval within Phase 1, obtain a Washington County Facility Permit upon completion of the following (Transportation/ WashCo. / NV):

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **58.a**.
2. Pay to Washington County the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat.”

D. Prior to Building Permit Issuance of the First Dwelling of Each Phase, the Applicant Shall:

86. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development / JJD/NP)
87. Any grading, excavation, fill or any combination thereof, in excess of 50 cubic yards in volume or over an area that exceeds 500 square feet will need a new site development permit. (Site Development Div./JJD/NP)
88. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD/NP)
89. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage, as determined at site development permit issuance. (Site Development Div./JJD/NP)
90. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD/NP)
91. Pay a storm water system development charge (overall system conveyance) for each ESU (equivalent surface unit; NOTE: The development is eligible for system

development charge credits at the rate of one ESU per each single family home demolished, as administered by the City Building Official and City Utilities Engineer). Storm development charge credits for homes demolished within the plat may be granted against new building permits. (Site Development Div./JJD/NP)

92. Have completed the final lift of asphalt on all streets required to be constructed with the phase with the exception of a model home agreement. (Planning / ES)
93. Provide proof of annexation to Tualatin Hills Park & Recreation District (THPRD). (Planning / ES)

E. Prior to Final Inspection of the First Building Permit of Each Phase, the Applicant Shall:

94. Prior to final permit inspection of the first residential unit in each phase, not including model homes, the applicant shall have completed construction of the main elements of the pedestrian circulation system located in said phase. (Planning / ES)
95. If applicable, have obtained a Finaled Washington County Facility Permit, contingent upon the following: (Transportation / Wash Co NV)
 - a. The road improvements required in the Facilities Permit shall be completed and accepted by Washington County.
 - b. Submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.
96. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development / JJD/NP)
97. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development / JJD/NP)

F. Prior to Release of the Performance Security, the Applicant Shall:

98. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD/NP)
99. Submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD/NP)
100. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the treatment vegetation within the surface water quality facility, vegetated corridor, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City

Engineer and City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div./JJD/NP)

101. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / ES)
102. Have completed all vegetated corridor mitigation area plantings within the phase area. (Planning/ ES)

Property Line Adjustment (PLA2018-0002):

1. Submit paper or electronic copies of the proposed final plat to the City for review and approval, prior to recording. (Planning / ES)
2. Record new legal descriptions of the adjusted lots and an updated survey of the new lot configuration with Washington County. The configuration shall be consistent with the preliminary survey submitted for PLA2018-0002. (Planning / ES)
3. Ensure the associated land use application ZMA2018-0005 has been approved and is consistent with the submitted plans. (Planning / ES)
4. The current access for Tax Lots 1603, 1604, 1700, 1800 and 1900 of Washington County Tax Assessor's Map 1S131, shall remain until a new permanent access route is available to serve these lots. (Planning / ES)

Sidewalk Design Modification (SDM2018-0004):

1. Ensure the associated land use applications CU2018-0014 / LD2018-0026 / PLA2018-0002 / ZMA2018-0005 have been approved and are consistent with the submitted plans. (Planning / ES)

Tree Plan Two (TP2018-0007)

1. Ensure the associated land use applications ZMA2018-0005 / CU2018-0014 / LD2018-0026 have been approved and are consistent with the submitted plans. (Planning / ES)
2. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning / ES)
3. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning Division / ES)

4. The applicant must comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement of orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division / ES)
5. Prior to Site Development Permit Issuance the applicant shall provide written consent for any off-site tree removal proposed. (Planning / ES)